

WESTERN C-51 BASIN

**PALM BEACH COUNTY
POPULATION AND LAND USE PROJECTIONS
(1985-2040)**

**WATER USE PLANNING AND MANAGEMENT DIVISION
SOUTH FLORIDA WATER MANAGEMENT DISTRICT**

MARCH 3, 1987

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ABSTRACT

The South Florida Water Management District was requested to assist the Corps of Engineers in obtaining information on the future population growth and land use projections for twenty-one (21) sub-basin areas located within the western C-51 Basin. The study area includes the Village of Royal Palm Beach and the unincorporated area of Palm Beach County generally located west of State Road 7 (U.S.441).

The information contained in the report will be utilized by the Corps in making their evaluation of the existing C-51 Basin facilities and the proposed Pumping Station 319 and their ability to accommodate existing and future development in the western C-51 Basin. The evaluation will include potential structural and content damage which could occur during a 100-year flood.

The report includes 1985 Land Use and Land Cover Maps of the sub-basin areas. Existing and projected population and land use data for the 1985-2040 year planning period are provided on tables for each sub-basin area. The data provided includes: population, dwelling units, residential acres, open space, commercial, industrial, public/semi-public, wetlands, agriculture (row crop, citrus, sugar cane, pasture), and forested uplands.

Based upon the assumptions and limitations identified in the report, the western C-51 Basin area is projected to increase its current population (1985 estimate) from about 28,000 to 154,000 over the next fifty-five (55) years. Approximately 89% of the study area is projected to have urban and low density rural land uses. Approximately 11% (7,000 acres) of the study area is anticipated to be in open space and wetlands.

W E S T E R N C - 5 1 B A S I N

PALM BEACH COUNTY POPULATION AND LAND USE PROJECTIONS (1985 - 2040)¹

PURPOSE & SCOPE: The South Florida Water Management District was requested to assist the Corps of Engineers in obtaining information on future growth projections for the Western C-51 Basin in Palm Beach County. The District was requested to work with Palm Beach County and other appropriate agencies to determine future land use and population characteristics for twenty-one (21) sub-basin areas generally located west of State Road 7 (U.S. 441). The Corps specifically requested data on the following:

1. Land use acreage including residential, commercial, industrial, agricultural and other land uses for 1985 and projected acreage for those categories at ten (10) year increments through the year 2040.
2. Population and dwelling unit estimates for 1985 and future projections at ten (10) year increments through the year 2040.

The above information will be utilized by the Corps in making their evaluation of the existing C-51 Basin facilities and the proposed Pumping Station 319 and their ability to accommodate existing and future development in the Western C-51 Basin. The evaluation will include potential structural and content damage which could occur during a 100-year flood.

SUB-BASIN DATA: Figure A-1 is a map which illustrates the twenty-one (21) sub-basin areas for which existing and future growth projections were developed. The Palm Beach County Planning Division provided the District with data for these sub-basins for the unincorporated County area. The data provided included existing and projected acreage for commercial, industrial and agricultural land uses. Since data on residential acreage were not available, the County provided single-family and multi-family dwelling unit projections by aggregating Traffic Analysis Zone (TAZ) data for each sub-basin area for the years 1985, 1990, 2000, 2010, 2020, 2030 and 2040.

A meeting with County and District staff and Mr. Charles Heitman, Regional Economist, Corps of Engineers was held on October 23, 1986. The County's data and the SFWMD's Level III Land Use Cover Maps for 1985 were presented at this meeting. It was requested

¹WC-51RL12.30

that additional research be completed which would (1) integrate all of the data provided by the County, the SFWMD District and the Village of Royal Palm Beach; and (2), reconcile any differences which might occur during data consolidation. In addition, Mr. Heitman requested that residential acreage be provided which would include an assessment of the various residential density categories which could potentially occur within each sub-basin during the 1985-2040 planning period. The completed document should include a projection of the acreage included in the various land use categories by ten (10) year increments to the year 2040.

In order to meet this request, SFWMD District staff worked in cooperation with the Village of Royal Palm Beach and the Palm Beach County Planning staff during November and December in preparing existing and projected population, dwelling unit and land use data for each sub-basin. Appendix A includes twenty-one (21) sub-basin tables which provide the requested information. These tables include the following data for the 1985-2040 year planning period.

Population

Dwelling Units: (SF) Single Family; (MF) Multi-family

Residential Acres: URSL (Urban SF - Low Density)
URSM (Urban SF - Medium Density)
URMF (Urban Multi-family)

Residential Acres: Developed; Undeveloped

Open Space: Includes Golf Courses, Parks, Lakes, etc.

Commercial: Includes General Retail, Service, Neighborhood, PUD Commercial, and Agricultural Sales/Service.

Industrial: Includes Heavy, Light, Planned Industrial Parks

Public/Semi-Public: Includes Schools, Utilities, Hospitals, FP&L, major transmission lines etc.

Major Arterial: Thoroughfares identified on the County's Right-of-Way Protection Map

Wetlands: Includes generalized wetland categories identified on the 1985 Level III Land Use Maps (SFWMD), Preservation areas identified in the Comprehensive Plan's of Palm Beach County and Royal Palm Beach, potential sites for acquisition under the Save Our Rivers (SOR) Program.

Agricultural: Row Crop

Citrus

Sugar Cane

Pasture & Other (Horse, Dairy, etc.)

Forested/Vacant Uplands: Level III Land Use Maps (SFWMD)

Appendix B includes the District's 1985 Level III Land Use Cover Maps of the twenty-one (21) sub-basin areas. Appendix C provides the data tabulation of land uses which correspond to the sub-basin maps. For reference purposes, Appendix D provides definitions of the Land Use and Land Cover Classification Codes.

METHODOLOGY AND ASSUMPTIONS:

GENERAL ASSUMPTIONS & STUDY LIMITATIONS: The following identify some of the general assumptions which were utilized in the preparation of the 1985 estimates and projections of population, dwelling units and land uses for the sub-basin areas:

1. The Palm Beach County and Royal Palm Beach Comprehensive Plan's, as amended, reflect public policies and land use regulations under the provisions of Chapter 163 (F.S.). It is assumed that the adopted plans and planning objectives will remain effective throughout the forecast period. Changes in public policies and comprehensive plans may alter sub-basin projections.

2. The SFWMD's Level III Land Use Cover Maps for 1985 were assumed to be reasonably accurate for estimating existing land uses and providing estimates of the total acreage contained within each sub-basin area. The Level III Land Use Data for agricultural land uses, wetland land cover, recreational lands, forested uplands, water bodies and various public and semi-public land uses were assumed to reflect existing land use characteristics. Level III data for developed and undeveloped residential acreage were utilized in conjunction with more specific data available from Palm Beach County, the Village of Royal Palm Beach and other primary source documents.

3. It was assumed that approved residential developments will be developed in accordance with their master plans. Unless otherwise noted, platted residential lands (recorded and un-recorded) and non-residential land use approvals were assumed to be vested and would develop in accordance with applicable provisions of the Comprehensive Plans.

4. Existing or approved commercial and industrial land uses having commercial and/or industrial potential designation were assumed to ultimately develop in accordance with their comprehensive plan designation.

5. Since local comprehensive plans designate most of the area within the Western C-51 Basin for urban and/or sub-urban residential uses, it was assumed that existing forested uplands, agricultural and other less intense land uses would ultimately convert to residential or other urban uses consistent with the locally adopted comprehensive plans.

6. For purposes of this study, a limited amount of wetlands identified by the District's Level III Land Use Cover Maps were assumed to be converted to residential use during or near the build-out period. This assumption is based upon the acknowledgment that the identified wetland land cover is generalized and

includes some upland areas. It is also recognized that some wetland areas are disturbed and not viable due to melaleuca infestation and other factors. It was assumed that viable wetlands and environmentally sensitive areas would be protected through applicable provisions of the County's Comprehensive Plan and the District's regulatory authority. A significant amount of wetlands were also assumed to be incorporated into the Open Space requirements of PUD's. Wetlands under active consideration by the District for acquisition under the Save Our Rivers (SOR) Program were assumed to be preserved and remain in non-residential use.

Although the projected land use data took into consideration existing public policy and as many factors as possible in determining the amount of future wetlands, the actual acreage will ultimately be decided by local governments and regulatory agencies. For a considerable number of years the District has faced the challenge in the Western C-51 Basin of proposing to provide drainage improvements without encouraging an intensification of development activities. The specific application of regulatory criteria by the SFWMD, DER, Corps and other regulatory agencies for surface water management, dredge and fill and wetlands preservation will determine the amount of wetlands which will be preserved and the intensity of land use activities which may be accommodated within the C-51 Basin.

Due to the time frame in which the information was requested, the land use projections do not attempt to consider all of the potential effects which could occur as a result of the District's proposed Isolated Wetlands Rule, the Local Government Comprehensive Planning and Land Development Regulation Act, Chapter 163.3177 (F.S.) and 9J-5.013 which may require additional wetlands preservation within the Western C-51 Basin.

7. The land use and dwelling unit projections identified in this study do not attempt to account for the land use impacts which could occur with the potential development of a high speed rail terminal located within or near the Western C-51 Basin. Similarly, a major east-west expressway corridor within the central County area could alter land use patterns and development potential. It is also recognized that the County is preparing a special study of the "Midlands Area" which includes the Western C-51 Basin. The results of the Midlands Study may change planning policies and growth management strategies within this area of the County and could change the sub-basin projections. The proposed Western C-51 Basin Rule may also modify the sub-basin projections.

DATA SOURCES & REFERENCES: The following data sources and reference materials were utilized in the development of the population, dwelling unit and land use projections for the twenty-one (21) sub-basin areas:

- Population: Palm Beach County Planning Division
Metropolitan Planning Organization (MPO)
Traffic Analysis Zone (TAZ) Data
University of Florida, Bureau of
Economic & Business Research
- Dwelling Units: Palm Beach County TAZ and Sub-Basin
Projections, 1986
Palm Beach County Major Residential
Development Data, 1979
Palm Beach County Inventory of Existing
and Committed Dwelling units, 1982-84
Village of Royal Palm Beach
Comprehensive Plan, 1979
Maps, Graphs & Data Book of Palm
Beach County, 1985
REDI Book, 1985 (aerial inventory)
Wellington Master Plan (PUD), as
amended November 1986.
The Landings of Wellington PUD
Palm Beach County Comprehensive Plan
amendments, 1986
Residential Development Approvals, 1986
Palm View Lakes PUD, P-86-100
Sundial Country Club, P-86-104
- Existing Land Use: SFWMD Level III Land Use Cover Maps, 1985
REDI Book, 1985 (aerial inventory)
Mark Herd Aerials, 1984
Palm Beach County Commercial and
Industrial Zoning Inventory, 1984
- Projected Land Use: Palm Beach County Comprehensive Plan
Royal Palm Beach Comprehensive Plan
SFWMD & Palm Beach County staff analysis
and interpolation of land use
projections based upon all of the
above resource documents and other
relevant information sources.

SUB-BASIN AREA ASSUMPTIONS: Based upon the general assumptions utilized and the resource documents which were available, sub-basin projections were developed for population, dwelling units and various land use categories for the 1985-2040 year planning period. The sub-basin projection tables (Appendix A) were based upon specific assumptions which are identified below.

1. Population: Sub-basin population projections were based upon the number of dwelling units which were anticipated to be constructed during the 1985-2040 planning period. Population projections include permanent and seasonal residents and were

based upon the number of persons per dwelling unit identified for TAZ's within each sub-basin area. The projected population calculations were primarily based upon the MPO's 2010 socio-economic data. Population estimates for the Village of Royal Palm Beach and Palm Beach County were correlated with population data from the University of Florida, Bureau of Economic & Business Research.

2. Dwelling Units: The 1985 dwelling unit estimates were based upon the County's sub-basin projections with the exception of those instances where housing counts were obtained from 1985 aerial inventories. Because the County's dwelling unit projections were based upon aggregating TAZ data within each sub-basin area, it was necessary to reconcile some of these projections with other resource documents such as the REDI Book and residential development approvals within sub-basin areas. Agricultural lands, forested uplands and other undeveloped lands were assumed to be developed at densities consistent with the Comprehensive Plan of Royal Palm Beach and the County's Land Use Plan as amended in 1986.

To ensure data consistency, the rate of residential development was based upon the County's sub-basin projections for 1985, 2010 and 2040 (build-out). Dwelling unit projections were interpolated from the 1985, 2010 and 2040 reference points to project dwelling unit counts for 1990, 2000, 2020 and 2030. In those instances where the County's sub-basin projections were skewed due to the methodology used in assigning TAZ data, the reconciled dwelling unit projections were interpolated between the 1985 estimate and 2040 (build-out).

3. Residential Acres: The calculation of developed residential acres were based upon the projected number of dwelling units within each sub-basin area. Acreage calculations were based upon the densities approved for residential developments, unrecorded plats or the potential density allowances established by the Land Use Plan Categories within each sub-basin area.

4. Agricultural Acres: Agricultural acreage was based upon the County's sub-basin estimates and the District's 1985 Level III Land Use Cover Maps. Vacant undeveloped residential land and forested uplands were assumed to be converted to residential use before agricultural lands were developed. It was assumed that those agricultural crops or land uses which involved the least amount of acreage would be developed residentially before the predominant agricultural land use was converted.

5. Commercial and Industrial Acres: Existing and projected commercial and industrial acres were based upon the County's 1984 inventory, the Royal Palm Beach Comprehensive Plan and 1985 aerial inventories. It was assumed that the amount of commercial acreage which would be developed over the 1985-2040 planning

period would correspond to the rate of residential development within each sub-basin area. For example, if eighty percent (80%) of the projected dwelling units were anticipated to be constructed by the year 2010, it was assumed that 80% of the potential commercial and/or industrial acreage would also be developed by the year 2010.

6. Major Arterial: The acreage for major arterials were based upon the right-of-way reservation approved as part of the County's Comprehensive Plan. An estimate of the roadway miles within each sub-basin area was determined and multiplied by the right-of-way width protected and designated on the County's Right-Of-Way Protection Map. The calculated acreage for proposed roads which are identified on the MPO's Year 2000 Highway Systems Plan were assumed to be constructed by 2010. Other proposed roads identified in the County's Comprehensive Plan were assumed to be completed by the year 2020.

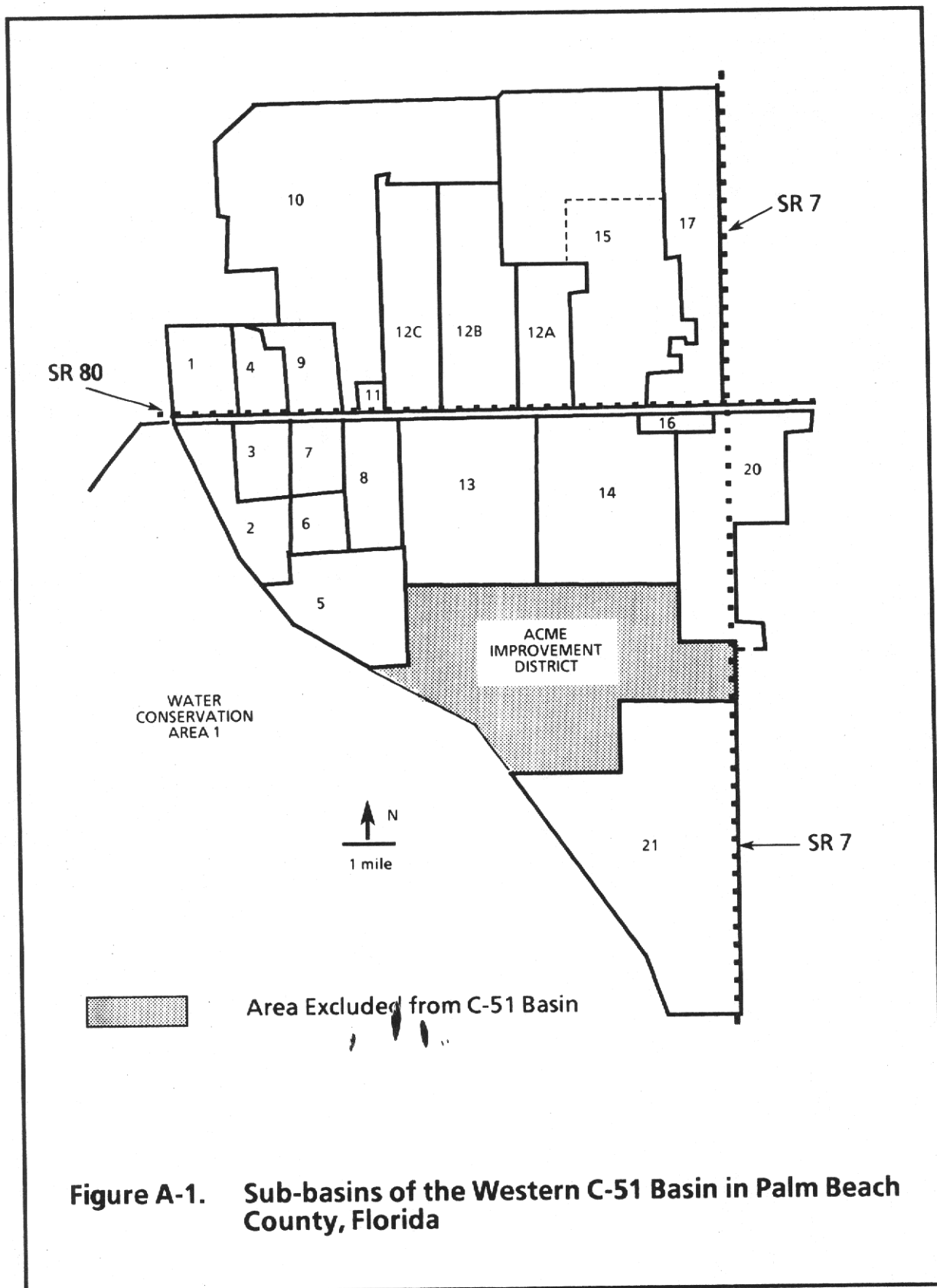
7. Wetland Acres: Existing wetland land cover was based upon the District's Level III Land Use Cover Maps. Projected future wetland acres were based upon approved master plans, and applicable provisions of the County and City Comprehensive Plans. As previously discussed, assumptions were also made with respect to the potential acquisition of wetland acreage under the Save Our Rivers Program. Specifically, approximately 1,740 acres of land was assumed to be eventually acquired in sub-basin #21 which includes the 1,100 acre Strazzula Tract and an adjacent 640 acre tract under potential consideration for acquisition.

Although litigation over the Fox Property is still active, it was assumed that approximately 990 acres of wetlands in sub-basin #17 would be preserved due to the environmental issues involved. The ultimate disposition of the litigation over the Fox Property may modify this assumption. In other sub-basin areas where wetland land cover was identified and large tracts of land were potentially available for development, it was assumed that some of the viable wetlands would be preserved as part of the County's 35% open space requirement for PUD approval and the District's proposed Isolated Wetland Rule. For example, it was assumed that approximately twenty-five percent (25%) of Section 16, T43-R41, would be designated for wetland preservation and included as part of the property's potential PUD open space requirement.

8. Open Space Acres: The sub-basin acreage designated for open space includes recreational uses such as parks, golf courses, lakes, nature preserves and similar land uses. A significant amount of wetlands were also assumed to be incorporated into the open space requirements of Planned Unit Developments (PUD's).

The acreage included in this category was based upon the District's Level III Land Use Cover Maps, approved PUD's and the Comprehensive Land Use Plans for Palm Beach County and the Village of Royal Palm Beach. Projected open space acreage for the ten year increments were based upon an interpolation between the 1985 estimate and the 2040 projection.

9. Public & Semi-Public Acres: Sub-basin projections for public and semi-public acreage was based upon the same resource documents and projections techniques utilized for open space. Land uses in this category include schools, churches, hospitals, FP&L sub-stations, major high power transmission lines and other similar uses generally considered to be within this land use classification. This category also included public lands which do not currently have a designated use but were assumed to be developed for public purposes in the future.



TOTAL BASIN PROJECTION: An estimate of the total population, dwelling units and land use projections are provided below which incorporate the data from the twenty-one (21) sub-basin areas provided in Appendix A. These data are considered to be the current maximum development potential within the western C-51 Basin under the Palm Beach County and the Village of Royal Palm Beach Comprehensive Plans', with recognition of the assumptions and limitations previously stated.

W E S T E R N C - 5 1 B A S I N
LAND USE AND POPULATION PROJECTION
(BASIN TOTAL)

	<u>1985</u>	<u>1990</u>	<u>2000</u>	<u>2010</u>	<u>2020</u>	<u>2030</u>	<u>2040</u>
POPULATION:	27,868	43,029	75,914	109,420	125,086	140,179	154,408
DWELLING UNITS:	10,976	16,751	30,034	43,564	50,218	56,682	62,737
A C R E S							
DEV. RESIDENTIAL:	9,017	14,102	26,833	39,210	44,831	49,515	53,939
UNDEV. RESIDENTIAL:	15,869	10,985	4,801	1,241	92	0	0
OPEN SPACE:	2,807	2,928	3,136	3,304	3,488	3,670	3,855
COMMERCIAL:	162	241	324	416	454	490	518
INDUSTRIAL:	34	44	49	50	61	70	81
PUBLIC/SEMI-PUBLIC:	693	757	884	1,013	1,081	1,148	1,223
MAJOR ARTERIAL:	887	887	997	1,105	1,225	1,225	1,225
WETLANDS:	9,940	9,940	9,721	9,048	8,065	6,016	3,154
CITRUS & ROW CROP:	12,327	12,327	10,998	7,785	4,090	1,711	0
OTHER AG LANDS:	6,424	6,287	3,671	588	373	150	0
FORESTED/UPLANDS:	<u>5,835</u>	<u>5,497</u>	<u>2,581</u>	<u>235</u>	<u>235</u>	<u>0</u>	<u>0</u>
TOTAL:	63,995	63,995	63,995	63,995	63,995	63,995	63,995

APPENDIX A

W E S T E R N C - 5 1 B A S I N

SUB-BASIN #1

	<u>1985</u>	<u>1990</u>	<u>2000</u>	<u>2010</u>	<u>2020</u>	<u>2030</u>	<u>2040</u>
POPULATION:	0	0	360	600	654	714	732

DWELLING UNITS

SF DU:	0	0	120	200	218	238	244
MF DU:	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
TOTAL:	0	0	120	200	218	238	244

RESIDENTIAL ACRES

URSL(.2 Du/Ac):	0	0	600	1,000	1,090	1,190	1,219
URSM(2.0Du/Ac):	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
TOTAL:	0	0	600	1,000	1,090	1,190	1,219

A C R E S

DEV. RES:	0	0	600	1,000	1,090	1,190	1,219
UNDEV. RES:	0	0	0	0	0	0	0
OPEN SPACE:	0	0	0	0	0	0	0
COMMERCIAL:	0	0	0	0	0	0	0
INDUSTRIAL:	0	0	0	0	0	0	0
PUB/SEMI-P:	0	0	0	0	0	0	0
MAJ ARTERIAL:	32	32	32	49	49	49	49
WETLANDS:	0	0	0	0	0	0	0
AG PASTURE:	1,236	1,236	636	219	129	29	0
AG OTHER:	0	0	0	0	0	0	0
F/UPLANDS:	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
TOTAL:	1,268	1,268	1,268	1,268	1,268	1,268	1,268

W E S T E R N C - 5 1 B A S I N

SUB-BASIN #2

	<u>1985</u>	<u>1990</u>	<u>2000</u>	<u>2010</u>	<u>2020</u>	<u>2030</u>	<u>2040</u>
POPULATION:	0	0	486	810	879	948	1,020

DWELLING UNITS

SF DU:	0	0	162	270	293	316	340
MF DU:	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
TOTAL:	0	0	162	270	293	316	340

RESIDENTIAL ACRES

URSL(.2 Du/Ac):	0	0	810	1,350	1,465	1,580	1,701
URSM(2.0Du/Ac):	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
TOTAL:	0	0	810	1,350	1,465	1,580	1,701

A C R E S

DEV. RES:	0	0	810	1,350	1,465	1,580	1,701
UNDEV. RES:	0	0	0	0	0	0	0
OPEN SPACE:	0	0	0	0	0	0	0
COMMERCIAL:	0	0	0	0	0	0	0
INDUSTRIAL:	0	0	0	0	0	0	0
PUB/SEMI-P:	0	0	0	0	0	0	0
WETLANDS:	34	34	34	34	34	34	34
AG CITRUS:	230	230	0	0	0	0	0
AG S.CANE:	1,471	1,471	891	351	236	121	0
F/UPLANDS:	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
TOTAL:	1,735	1,735	1,735	1,735	1,735	1,735	1,735

W E S T E R N C - 5 1 B A S I N

SUB-BASIN #3

	<u>1985</u>	<u>1990</u>	<u>2000</u>	<u>2010</u>	<u>2020</u>	<u>2030</u>	<u>2040</u>
POPULATION:	0	0	162	327	378	429	480

DWELLING UNITS

SF DU:	0	0	54	109	126	143	160
MF DU:	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
TOTAL:	0	0	54	109	126	143	160

RESIDENTIAL ACRES

URSL(.2 Du/Ac):	0	0	270	545	630	715	798
URSM(2.0Du/Ac):	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
TOTAL:	0	0	270	545	630	715	798

A C R E S

DEV. RES:	0	0	270	545	630	715	798
UNDEV. RES:	0	0	0	0	0	0	0
OPEN SPACE:	0	0	0	0	0	0	0
COMMERCIAL:	0	0	0	0	0	0	0
INDUSTRIAL:	0	0	0	0	0	0	0
PUB/SEMI-P:	0	0	0	0	0	0	0
WETLANDS:	0	0	0	0	0	0	0
AG CITRUS:	798	798	528	253	168	83	0
AG OTHER:	0	0	0	0	0	0	0
F/UPLANDS:	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
TOTAL:	798	798	798	798	798	798	798

W E S T E R N C - 5 1 B A S I N

SUB-BASIN #4

	<u>1985</u>	<u>1990</u>	<u>2000</u>	<u>2010</u>	<u>2020</u>	<u>2030</u>	<u>2040</u>
POPULATION:	9	105	285	468	492	507	522

DWELLING UNITS

SF DU:	3	35	95	156	164	169	174
MF DU:	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
TOTAL:	3	35	95	156	164	169	174

RESIDENTIAL ACRES

URSL(.2 Du/Ac):	15	175	475	780	820	845	872
URSM(2.0Du/Ac):	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
TOTAL:	15	175	475	780	820	845	872

A C R E S

DEV. RES:	15	175	475	780	820	845	872
UNDEV. RES:	0	0	0	0	0	0	0
OPEN SPACE:	0	0	0	0	0	0	0
COMMERCIAL:	0	0	0	0	0	0	0
INDUSTRIAL:	0	0	0	0	0	0	0
PUB/SEMI-P:	0	0	0	0	0	0	0
MAJ ARTERIAL:	23	23	23	30	30	30	30
WETLANDS:	0	0	0	0	0	0	0
AG R.CROP:	337	337	337	92	52	27	0
AG PASTURE:	534	390	67	0	0	0	0
F/UPLANDS:	<u>16</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
TOTAL:	902	902	902	902	902	902	902

W E S T E R N C - 5 1 B A S I N

SUB-BASIN #5

	<u>1985</u>	<u>1990</u>	<u>2000</u>	<u>2010</u>	<u>2020</u>	<u>2030</u>	<u>2040</u>
POPULATION:	111	288	696	1,104	1,200	1,296	1,383

DWELLING UNITS

SF DU:	37	96	232	368	400	432	461
MF DU:	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
TOTAL:	37	96	232	368	400	432	461

RESIDENTIAL ACRES

URSL (.2 Du/Ac):	185	480	1,160	1,840	2,000	2,160	2,310
URSM (2.0Du/Ac):	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
TOTAL:	185	480	1,160	1,840	2,000	2,160	2,310

A C R E S

DEV. RES:	185	480	1,160	1,840	2,000	2,160	2,310
UNDEV. RES:	443	148	0	0	0	0	0
OPEN SPACE:	0	0	0	0	0	0	0
COMMERCIAL:	0	0	0	0	0	0	0
INDUSTRIAL:	0	0	0	0	0	0	0
PUB/SEMI-P:	0	0	0	0	0	0	0
MAJ ARTERIAL:	0	0	0	0	24	24	24
WETLANDS:	108	108	108	108	108	108	108
AG CITRUS:	1,420	1,420	1,174	494	310	150	0
AG S.CANE:	286	286	0	0	0	0	0
F/UPLANDS:	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
TOTAL:	2,442	2,442	2,442	2,442	2,442	2,442	2,442

W E S T E R N C - 5 1 B A S I N

SUB-BASIN #6

	<u>1985</u>	<u>1990</u>	<u>2000</u>	<u>2010</u>	<u>2020</u>	<u>2030</u>	<u>2040</u>
POPULATION:	0	0	162	327	354	381	405

DWELLING UNITS

SF DU:	0	0	54	109	118	127	135
MF DU:	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
TOTAL:	0	0	54	109	118	127	135

RESIDENTIAL ACRES

URSL(.2 Du/Ac):	0	0	270	545	590	635	673
URSM(2.0Du/Ac):	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
TOTAL:	0	0	270	545	590	635	673

A C R E S

DEV. RES:	0	0	270	545	590	635	673
UNDEV. RES:	0	0	0	0	0	0	0
OPEN SPACE:	0	0	0	0	0	0	0
COMMERCIAL:	0	0	0	0	0	0	0
INDUSTRIAL:	0	0	0	0	0	0	0
PUB/SEMI-P:	0	0	0	0	0	0	0
WETLANDS:	0	0	0	0	0	0	0
AG CITRUS:	673	673	403	128	83	38	0
AG OTHER:	0	0	0	0	0	0	0
F/UPLANDS:	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
TOTAL:	673	673	673	673	673	673	673

W E S T E R N C - 5 1 B A S I N

SUB-BASIN #7

	<u>1985</u>	<u>1990</u>	<u>2000</u>	<u>2010</u>	<u>2020</u>	<u>2030</u>	<u>2040</u>
POPULATION:	0	0	162	327	399	471	540

DWELLING UNITS

SF DU:	0	0	54	109	133	157	180
MF DU:	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
TOTAL:	0	0	54	109	133	157	180

RESIDENTIAL ACRES

URSL (.2 Du/Ac):	0	0	270	545	665	785	901
URSM (2.0Du/Ac):	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
TOTAL:	0	0	270	545	665	785	901

A C R E S

DEV. RES:	0	0	270	545	665	785	901
UNDEV. RES:	0	0	0	0	0	0	0
OPEN SPACE:	0	0	0	0	0	0	0
COMMERCIAL:	0	0	0	0	0	0	0
INDUSTRIAL:	0	0	0	0	0	0	0
PUB/SEMI-P:	0	0	0	0	0	0	0
WETLANDS:	0	0	0	0	0	0	0
AG CITRUS:	901	901	631	356	236	116	0
AG OTHER:	0	0	0	0	0	0	0
F/UPLANDS:	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
TOTAL:	901	901	901	901	901	901	901

W E S T E R N C - 5 1 B A S I N

SUB-BASIN #8

	<u>1985</u>	<u>1990</u>	<u>2000</u>	<u>2010</u>	<u>2020</u>	<u>2030</u>	<u>2040</u>
POPULATION:	45	45	570	1,308	1,464	1,620	1,746

DWELLING UNITS

SF DU:	15	15	190	436	488	540	582
MF DU:	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
TOTAL:	15	15	190	436	488	540	582

RESIDENTIAL ACRES

URSL(.4 Du/Ac):	0	0	475	1,090	1,220	1,350	1,457
URSL(1.5Du/Ac):	<u>9</u>	<u>9</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
TOTAL:	9	9	475	1,090	1,220	1,350	1,457

A C R E S

DEV. RES:	9	9	475	1,090	1,220	1,350	1,457
UNDEV. RES:	0	0	0	0	0	0	0
OPEN SPACE:	0	0	0	0	0	0	0
COMMERCIAL:	0	0	0	0	0	0	0
INDUSTRIAL:	0	0	0	0	0	0	0
PUB/SEMI-P:	0	0	0	0	0	0	0
MAJ ARTERIAL:	0	0	0	0	33	33	33
WETLANDS:	0	0	0	0	0	0	0
AG R.CROP:	475	475	475	400	237	107	0
AG PASTURE:	1,006	1,006	540	0	0	0	0
F/UPLANDS:	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
TOTAL:	1,490	1,490	1,490	1,490	1,490	1,490	1,490

W E S T E R N C - 5 1 B A S I N

SUB-BASIN #9

	<u>1985</u>	<u>1990</u>	<u>2000</u>	<u>2010</u>	<u>2020</u>	<u>2030</u>	<u>2040</u>
POPULATION:	164	242	440	620	648	660	673

DWELLING UNITS

SF DU:	53	78	142	200	209	213	217
MF DU:	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
TOTAL:	53	78	142	200	209	213	217

RESIDENTIAL ACRES

URSL(.2 Du/Ac):	281	413	752	1,060	1,108	1,130	1,152
URSM(2.0Du/Ac):	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
TOTAL:	281	413	752	1,060	1,108	1,130	1,152

A C R E S

DEV. RES:	281	413	752	1,060	1,108	1,130	1,152
UNDEV. RES:	767	628	289	0	0	0	0
OPEN SPACE:	0	0	0	0	0	0	0
COMMERCIAL:	0	0	0	0	0	0	0
INDUSTRIAL:	0	0	0	0	0	0	0
PUB/SEMI-P:	0	0	0	0	0	0	0
MAJ ARTERIAL:	27	27	27	47	47	47	47
WETLANDS:	0	0	0	0	0	0	0
AG R.CROP:	131	131	131	92	44	22	0
AG OTHER:	0	0	0	0	0	0	0
F/UPLANDS:	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
TOTAL:	1,199	1,199	1,199	1,199	1,199	1,199	1,199

W E S T E R N C - 5 1 B A S I N

SUB-BASIN #10

	<u>1985</u>	<u>1990</u>	<u>2000</u>	<u>2010</u>	<u>2020</u>	<u>2030</u>	<u>2040</u>
POPULATION:	1,323	2,412	4,560	6,786	8,226	9,480	10,737

DWELLING UNITS

SF DU:	441	804	1,520	2,262	2,742	3,160	3,579
MF DU:	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
TOTAL:	441	804	1,520	2,262	2,742	3,160	3,579

RESIDENTIAL ACRES

URSL(.2 Du/Ac):	0	0	1,125	2,225	3,335	4,165	4,995
URSL(.8 Du/Ac):	565	1,044	1,682	2,360	2,695	3,022	3,350
URSM(2.0Du/Ac):	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
TOTAL:	565	1,044	2,807	4,585	6,030	7,187	8,345

A C R E S

DEV. RES:	565	1,044	2,807	4,585	6,030	7,187	8,345
UNDEV. RES:	3,300	2,821	1,058	0	0	0	0
OPEN SPACE:	625	625	625	625	625	625	625
COMMERCIAL:	6	6	6	6	6	6	6
INDUSTRIAL:	0	0	0	0	0	0	0
PUB/SEMI-P:	0	0	0	0	0	0	0
MAJ ARTERIAL:	15	15	15	19	82	82	82
WETLANDS:	0	0	0	0	0	0	0
AG CITRUS:	4,078	4,078	4,078	3,823	2,315	1,158	0
AG R.CROP:	335	335	335	0	0	0	0
F/UPLANDS:	<u>134</u>	<u>134</u>	<u>134</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
TOTAL:	9,058	9,058	9,058	9,058	9,058	9,058	9,058

W E S T E R N C - 5 1 B A S I N

SUB-BASIN #11

	<u>1985</u>	<u>1990</u>	<u>2000</u>	<u>2010</u>	<u>2020</u>	<u>2030</u>	<u>2040</u>
POPULATION:	51	69	99	114	114	114	114

DWELLING UNITS

SF DU:	17	23	33	38	38	38	38
MF DU:	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
TOTAL:	17	23	33	38	38	38	38

RESIDENTIAL ACRES

URSL(.2 Du/Ac):	85	115	165	190	190	190	190
URSM(2.0Du/Ac):	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
TOTAL:	85	115	165	190	190	190	190

A C R E S

DEV. RES:	85	115	165	190	190	190	190
UNDEV. RES:	90	60	10	0	0	0	0
OPEN SPACE:	0	0	0	0	0	0	0
COMMERCIAL:	0	0	0	0	0	0	0
INDUSTRIAL:	6	6	6	6	6	6	6
PUB/SEMI-P:	0	0	0	0	0	0	0
MAJ ARTERIAL:	12	12	12	12	12	12	12
WETLANDS:	0	0	0	0	0	0	0
AG PASTURE:	15	15	15	0	0	0	0
F/UPLANDS:	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
TOTAL:	208	208	208	208	208	208	208

W E S T E R N C - 5 1 B A S I N

SUB-BASIN #12A

	<u>1985</u>	<u>1990</u>	<u>2000</u>	<u>2010</u>	<u>2020</u>	<u>2030</u>	<u>2040</u>
POPULATION:	642	789	1,077	1,311	1,311	1,311	1,311

DWELLING UNITS

SF DU:	214	263	359	437	437	437	437
MF DU:	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
TOTAL:	214	263	359	437	437	437	437

RESIDENTIAL ACRES

URSL(.2 Du/Ac):	655	770	1,000	1,158	1,158	1,158	1,158
URSL(.4 Du/Ac):	185	235	335	437	437	437	437
URSL(1.5Du/Ac):	6	10	16	20	20	20	20
URSM(2.0Du/Ac):	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
TOTAL:	846	1,015	1,351	1,615	1,615	1,615	1,615

A C R E S

DEV. RES:	846	1,015	1,351	1,615	1,615	1,615	1,615
UNDEV. RES:	412	238	0	0	0	0	0
OPEN SPACE:	0	0	0	0	0	0	0
COMMERCIAL:	0	0	0	0	0	0	0
INDUSTRIAL:	0	0	0	0	0	0	0
PUB/SEMI-P:	4	9	9	9	9	9	9
MAJ ARTERIAL:	38	38	38	62	62	62	62
WETLANDS:	0	0	0	0	0	0	0
AG CITRUS:	149	149	149	0	0	0	0
AG OTHER:	35	35	35	0	0	0	0
F/UPLANDS:	<u>202</u>	<u>202</u>	<u>113</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
TOTAL:	1,686	1,686	1,686	1,686	1,686	1,686	1,686

W E S T E R N C - 5 1 B A S I N

SUB-BASIN #12B

	<u>1985</u>	<u>1990</u>	<u>2000</u>	<u>2010</u>	<u>2020</u>	<u>2030</u>	<u>2040</u>
POPULATION:	1,107	1,311	1,719	2,124	2,328	2,328	2,328

DWELLING UNITS

SF DU:	369	437	573	708	776	776	776
MF DU:	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
TOTAL:	369	437	573	708	776	776	776

RESIDENTIAL ACRES

URSL(.2Du/Ac):	1,485	1,735	2,245	2,850	3,187	3,187	3,187
URSL(.4Du/Ac):	50	68	102	138	138	138	138
URSL(.8Du/Ac):	44	49	58	58	58	58	58
URSM(3.Du/Ac):	<u>6</u>	<u>8</u>	<u>12</u>	<u>12</u>	<u>12</u>	<u>12</u>	<u>12</u>
TOTAL:	1,585	1,860	2,417	3,058	3,395	3,395	3,395

A C R E S

DEV. RES:	1,585	1,860	2,417	3,058	3,395	3,395	3,395
UNDEV. RES:	248	0	0	0	0	0	0
OPEN SPACE:	44	44	44	44	44	44	44
COMMERCIAL:	13	13	16	20	22	22	22
INDUSTRIAL:	0	0	0	0	0	0	0
PUB/SEMI-P:	0	0	0	0	0	0	0
MAJ ARTERIAL:	57	57	57	57	57	57	57
WETLANDS:	0	0	0	0	0	0	0
AG CITRUS:	400	400	400	339	0	0	0
AG PASTURE:	211	211	211	0	0	0	0
AG OTHER:	12	12	12	0	0	0	0
F/UPLANDS:	<u>948</u>	<u>921</u>	<u>361</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
TOTAL:	3,520	3,520	3,520	3,520	3,520	3,520	3,520

W E S T E R N C - 5 1 B A S I N

SUB-BASIN #12C

	<u>1985</u>	<u>1990</u>	<u>2000</u>	<u>2010</u>	<u>2020</u>	<u>2030</u>	<u>2040</u>
POPULATION:	690	1,032	1,380	1,740	1,905	1,905	1,905

DWELLING UNITS

SF DU:	279	334	460	580	635	635	635
MF DU:	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
TOTAL:	279	334	460	580	635	635	635

RESIDENTIAL ACRES

URSL(.2Du/Ac):	1,149	1,425	1,915	2,435	2,710	2,710	2,710
URSL(.4Du/Ac):	50	63	88	113	113	113	113
URSL(.8Du/Ac):	36	42	52	60	60	60	60
URSM(2.Du/Ac):	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
TOTAL:	1,235	1,530	2,055	2,608	2,883	2,883	2,883

A C R E S

DEV. RES:	1,235	1,530	2,055	2,608	2,883	2,883	2,883
UNDEV. RES:	0	0	0	0	0	0	0
OPEN SPACE:	0	0	0	0	0	0	0
COMMERCIAL:	0	0	0	0	0	0	0
INDUSTRIAL:	0	0	0	0	0	0	0
PUB/SEMI-P:	0	0	0	0	0	0	0
MAJ ARTERIAL:	47	47	47	47	47	47	47
WETLANDS:	0	0	0	0	0	0	0
AG CITRUS:	290	290	290	0	0	0	0
AG R.CROP:	371	371	371	275	0	0	0
AG OTHER:	260	260	167	0	0	0	0
F/UPLANDS:	<u>727</u>	<u>432</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
TOTAL:	2,930	2,930	2,930	2,930	2,930	2,930	2,930

W E S T E R N C - 5 1 B A S I N

SUB-BASIN # 13

	<u>1985</u>	<u>1990</u>	<u>2000</u>	<u>2010</u>	<u>2020</u>	<u>2030</u>	<u>2040</u>
POPULATION:	1,637	3,935	8,077	12,800	12,800	12,800	12,800

DWELLING UNITS

SF DU:	655	1,320	2,398	3,869	3,869	3,869	3,869
MF DU:	<u>0</u>	<u>254</u>	<u>833</u>	<u>1,251</u>	<u>1,251</u>	<u>1,251</u>	<u>1,251</u>
TOTAL:	655	1,574	3,231	5,120	5,120	5,120	5,120

RESIDENTIAL ACRES

URSL(.4 Du/Ac):	23	208	625	1,036	1,036	1,036	1,036
URSL(.7 Du/Ac):	27	109	283	466	466	466	466
URSL(1.0Du/Ac):	13	103	239	375	375	375	375
URSL(1.4Du/Ac):	448	474	542	636	636	636	636
URSM(2.0Du/Ac):	0	172	423	869	664	664	664
URSM(2.7Du/Ac):	0	18	39	59	59	59	59
URMF(5.3Du/Ac):	0	4	20	20	39	39	39
URMF(8.0Du/Ac):	0	18	58	91	77	77	77
URMF(12.7Du/Ac):	<u>0</u>	<u>7</u>	<u>20</u>	<u>33</u>	<u>33</u>	<u>33</u>	<u>33</u>
TOTAL:	511	1,113	2,249	3,585	3,585	3,585	3,585

A C R E S

DEV. RES:	511	1,113	2,249	3,585	3,585	3,585	3,585
UNDEV. RES:	2,812	2,099	773	0	0	0	0
OPEN SPACE:	382	424	508	593	593	593	593
COMMERCIAL:	0	39	85	132	132	132	132
INDUSTRIAL:	0	0	0	0	0	0	0
PUB/SEMI-P:	40	70	130	192	192	192	192
MAJ ARTERIAL:	55	55	55	55	55	55	55
WETLANDS:	0	0	0	0	0	0	0
AG LANDS:	0	0	0	0	0	0	0
F/UPLANDS:	<u>757</u>	<u>757</u>	<u>757</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
TOTAL:	4,557	4,557	4,557	4,557	4,557	4,557	4,557

W E S T E R N C - 5 1 B A S I N

SUB-BASIN # 14

	<u>1985</u>	<u>1990</u>	<u>2000</u>	<u>2010</u>	<u>2020</u>	<u>2030</u>	<u>2040</u>
POPULATION:	10,950	14,535	21,705	28,875	28,875	28,875	28,875

DWELLING UNITS

SF DU:	2,871	3,645	5,193	6,737	6,737	6,737	6,737
MF DU:	<u>1,509</u>	<u>2,169</u>	<u>3,489</u>	<u>4,813</u>	<u>4,813</u>	<u>4,813</u>	<u>4,813</u>
TOTAL:	4,380	5,814	8,682	11,550	11,550	11,550	11,550

RESIDENTIAL ACRES

URSL(.4 Du/Ac):	153	170	245	373	373	373	373
URSL(.8 Du/Ac):	205	243	321	405	405	405	405
URSL(1.9Du/Ac):	254	395	655	941	941	941	941
URSM(3.0Du/Ac):	412	482	623	773	773	773	773
URSM(4.8Du/Ac):	202	247	351	467	467	467	467
URMF(6.0Du/Ac):	53	82	139	189	189	189	189
URMF(7.5Du/Ac):	112	141	199	259	259	259	259
URMF(12.Du/Ac):	<u>29</u>	<u>52</u>	<u>98</u>	<u>145</u>	<u>145</u>	<u>145</u>	<u>145</u>
TOTAL:	1,420	1,812	2,631	3,552	3,552	3,552	3,552

A C R E S

DEV. RES:	1,420	1,812	2,631	3,552	3,552	3,552	3,552
UNDEV. RES:	976	563	0	0	0	0	0
OPEN SPACE:	936	936	936	936	936	936	936
COMMERCIAL:	73	94	94	94	94	94	94
INDUSTRIAL:	7	7	0	0	0	0	0
PUB/SEMI-P:	172	172	172	172	172	172	172
MAJ ARTERIAL:	74	74	74	74	74	74	74
WETLANDS:	240	240	240	0	0	0	0
AG LANDS:	29	29	0	0	0	0	0
F/UPLANDS:	<u>901</u>	<u>901</u>	<u>681</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
TOTAL:	4,828	4,828	4,828	4,828	4,828	4,828	4,828

W E S T E R N C - 5 1 B A S I N

SUB-BASIN: #15

	<u>1985</u>	<u>1990</u>	<u>2000</u>	<u>2010</u>	<u>2020</u>	<u>2030</u>	<u>2040</u>
POPULATION:	9,142	12,205	18,330	24,455	30,580	36,705	42,695

DWELLING UNITS

SF DU:	2,423	3,105	4,469	5,833	7,197	8,561	9,866
MF DU:	<u>1,234</u>	<u>1,777</u>	<u>2,863</u>	<u>3,949</u>	<u>5,035</u>	<u>6,121</u>	<u>7,212</u>
TOTAL:	3,657	4,882	7,332	9,782	12,232	14,682	17,078

RESIDENTIAL ACRES

URSL(.8 Du/Ac):	915	1,152	1,627	2,102	2,578	3,052	3,445
URSL(1.5Du/Ac):	0	43	130	218	306	394	480
URSM(2.9Du/Ac):	583	723	1,002	1,281	1,560	1,840	2,136
URMF(7.8Du/Ac):	45	79	145	212	279	345	412
URMF(16.3Du/Ac):	<u>54</u>	<u>71</u>	<u>106</u>	<u>141</u>	<u>176</u>	<u>210</u>	<u>245</u>
TOTAL:	1,597	2,068	3,010	3,954	4,899	5,841	6,718

A C R E S

DEV. RES:	1,597	2,068	3,010	3,954	4,899	5,841	6,718
UNDEV. RES:	4,020	3,443	2,322	1,241	92	0	0
OPEN SPACE:	413	492	584	634	785	936	1,088
COMMERCIAL:	53	58	67	76	85	94	103
INDUSTRIAL:	0	0	0	0	0	0	0
PUB/SEMI-P:	353	375	419	463	507	551	600
MAJ ARTERIAL:	121	121	155	189	189	189	189
WETLANDS:	2,288	2,288	2,288	2,288	2,288	1,469	382
AG OTHER:	0	0	0	0	0	0	0
F/UPLANDS:	<u>235</u>	<u>235</u>	<u>235</u>	<u>235</u>	<u>235</u>	<u>0</u>	<u>0</u>
TOTAL:	9,080	9,080	9,080	9,080	9,080	9,080	9,080

W E S T E R N C - 5 1 B A S I N

SUB-BASIN: #16

	<u>1985</u>	<u>1990</u>	<u>2000</u>	<u>2010</u>	<u>2020</u>	<u>2030</u>	<u>2040</u>
POPULATION:	55	230	572	917	988	1,058	1,130

DWELLING UNITS

SF DU:	22	92	229	367	395	423	452
MF DU:	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
TOTAL:	22	92	229	367	395	423	452

RESIDENTIAL ACRES

URSL(.5 Du/Ac):	55	62	70	80	80	80	80
URSM(3.0Du/Ac):	<u>0</u>	<u>22</u>	<u>67</u>	<u>111</u>	<u>121</u>	<u>130</u>	<u>140</u>
TOTAL:	55	84	137	191	201	210	220

A C R E S

DEV. RES:	55	84	137	191	201	210	220
UNDEV. RES:	112	83	30	0	0	0	0
OPEN SPACE:	0	0	0	0	0	0	0
COMMERCIAL:	0	0	0	0	0	0	0
INDUSTRIAL:	0	0	0	0	0	0	0
PUB/SEMI-P:	12	12	12	12	12	12	12
WETLANDS:	0	0	0	0	0	0	0
AG CITRUS:	11	11	11	11	11	10	0
AG PASTURE:	42	42	42	18	8	0	0
F/UPLANDS:	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
TOTAL:	232	232	232	232	232	232	232

W E S T E R N C - 5 1 B A S I N

SUB-BASIN: #17

	<u>1985</u>	<u>1990</u>	<u>2000</u>	<u>2010</u>	<u>2020</u>	<u>2030</u>	<u>2040</u>
POPULATION:	1,436	1,802	5,651	9,462	13,265	17,067	20,252

DWELLING UNITS

SF DU:	653	819	1,264	1,709	2,154	2,599	3,046
MF DU:	<u>0</u>	<u>0</u>	<u>1,705</u>	<u>3,410</u>	<u>5,115</u>	<u>6,820</u>	<u>8,205</u>
TOTAL:	653	819	2,969	5,119	7,269	9,419	11,251

RESIDENTIAL ACRES

URSL(1.5Du/Ac):	0	0	75	150	226	301	377
URSM(4.0Du/Ac):	167	210	295	380	465	550	644
URMF(8.0Du/Ac):	<u>0</u>	<u>0</u>	<u>213</u>	<u>426</u>	<u>639</u>	<u>852</u>	<u>1,025</u>
TOTAL:	167	210	583	956	1,330	1,703	2,046

A C R E S

DEV. RES:	167	210	583	956	1,330	1,703	2,046
UNDEV. RES:	197	139	0	0	0	0	0
OPEN SPACE:	38	38	70	103	136	167	200
COMMERCIAL:	9	14	19	29	42	54	67
INDUSTRIAL:	0	10	15	23	34	43	54
PUB/SEMI-P:	72	72	81	90	100	109	120
MAJ ARTERIAL:	89	89	165	165	165	165	165
WETLANDS:	2,928	2,928	2,709	2,276	1,835	1,401	990
AG CITRUS:	43	43	0	0	0	0	0
F/UPLANDS:	<u>99</u>	<u>99</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
TOTAL:	3,642	3,642	3,642	3,642	3,642	3,642	3,642

W E S T E R N C - 5 1 B A S I N

SUB-BASIN #20

	<u>1985</u>	<u>1990</u>	<u>2000</u>	<u>2010</u>	<u>2020</u>	<u>2030</u>	<u>2040</u>
POPULATION:	195	2,142	6,040	9,935	11,995	14,055	16,117
<u>DWELLING UNITS</u>							
SF DU:	78	857	2,416	3,974	4,798	5,622	6,447
MF DU:	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
TOTAL:	78	857	2,416	3,974	4,798	5,622	6,447
<u>RESIDENTIAL ACRES</u>							
URSL(.5Du/Ac):	52	78	143	205	250	294	337
URSL(1.Du/Ac):	52	56	65	74	83	92	100
URSM(2.Du/Ac):	0	356	1,068	1,780	2,175	2,570	2,965
URSM(2.5Du/Ac):	<u>0</u>	<u>18</u>	<u>54</u>	<u>89</u>	<u>89</u>	<u>89</u>	<u>89</u>
TOTAL:	104	508	1,330	2,148	2,597	3,045	3,491
<u>A C R E S</u>							
DEV. RES:	104	508	1,330	2,148	2,597	3,045	3,491
UNDEV. RES:	491	73	0	0	0	0	0
OPEN SPACE:	337	337	337	337	337	337	337
COMMERCIAL:	0	7	20	33	41	49	49
INDUSTRIAL:	13	13	13	13	13	13	13
PUB/SEMI-P:	40	47	61	75	89	103	118
MAJ ARTERIAL:	139	139	139	139	139	139	139
WETLANDS:	638	638	638	638	638	461	0
AG R.CROP:	587	587	587	587	293	0	0
AG CITRUS:	215	215	215	177	0	0	0
AG PASTURE:	1,067	1,067	807	0	0	0	0
F/UPLANDS:	<u>516</u>	<u>516</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
TOTAL:	4,147	4,147	4,147	4,147	4,147	4,147	4,147

W E S T E R N C - 5 1 B A S I N

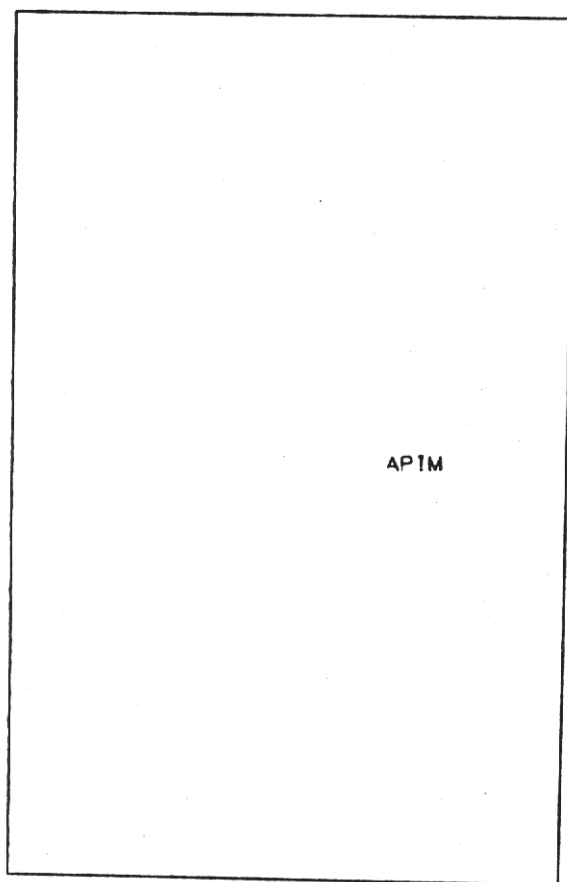
SUB-BASIN # 21

	<u>1985</u>	<u>1990</u>	<u>2000</u>	<u>2010</u>	<u>2020</u>	<u>2030</u>	<u>2040</u>
POPULATION:	309	1,884	3,381	5,010	6,231	7,455	8,643
<u>DWELLING UNITS</u>							
SF DU:	103	628	1,127	1,670	2,077	2,485	2,881
MF DU:	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
TOTAL:	103	628	1,127	1,670	2,077	2,485	2,881
<u>RESIDENTIAL ACRES</u>							
URSL(.2Du/Ac):	215	530	1,165	1,306	1,391	1,471	1,498
URSL(.4Du/Ac):	112	820	1,035	1,247	1,687	2,132	2,570
URSL(.5Du/Ac):	30	244	672	1,100	1,528	1,956	2,388
URSL(1.Du/Ac):	<u>0</u>	<u>72</u>	<u>144</u>	<u>360</u>	<u>360</u>	<u>360</u>	<u>360</u>
TOTAL:	357	1,666	3,016	4,013	4,966	5,919	6,816
<u>A C R E S</u>							
DEV. RES:	357	1,666	3,016	4,013	4,966	5,919	6,816
UNDEV. RES:	2,001	690	333	0	0	0	0
OPEN SPACE:	32	32	32	32	32	32	32
COMMERCIAL:	8	10	17	26	32	39	45
INDUSTRIAL:	8	8	8	8	8	8	8
PUB/SEMI-P:	0	0	0	0	0	0	0
MAJ ARTERIAL:	158	158	158	158	158	158	158
WETLANDS:	3,704	3,704	3,704	3,704	3,162	2,543	1,640
AG R.CROP:	803	803	803	758	341	0	0
AG CITRUS:	80	80	80	0	0	0	0
AG OTHER:	248	248	248	0	0	0	0
F/UPLANDS:	<u>1,300</u>	<u>1,300</u>	<u>300</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
TOTAL:	8,699	8,699	8,699	8,699	8,699	8,699	8,699

APPENDIX: B

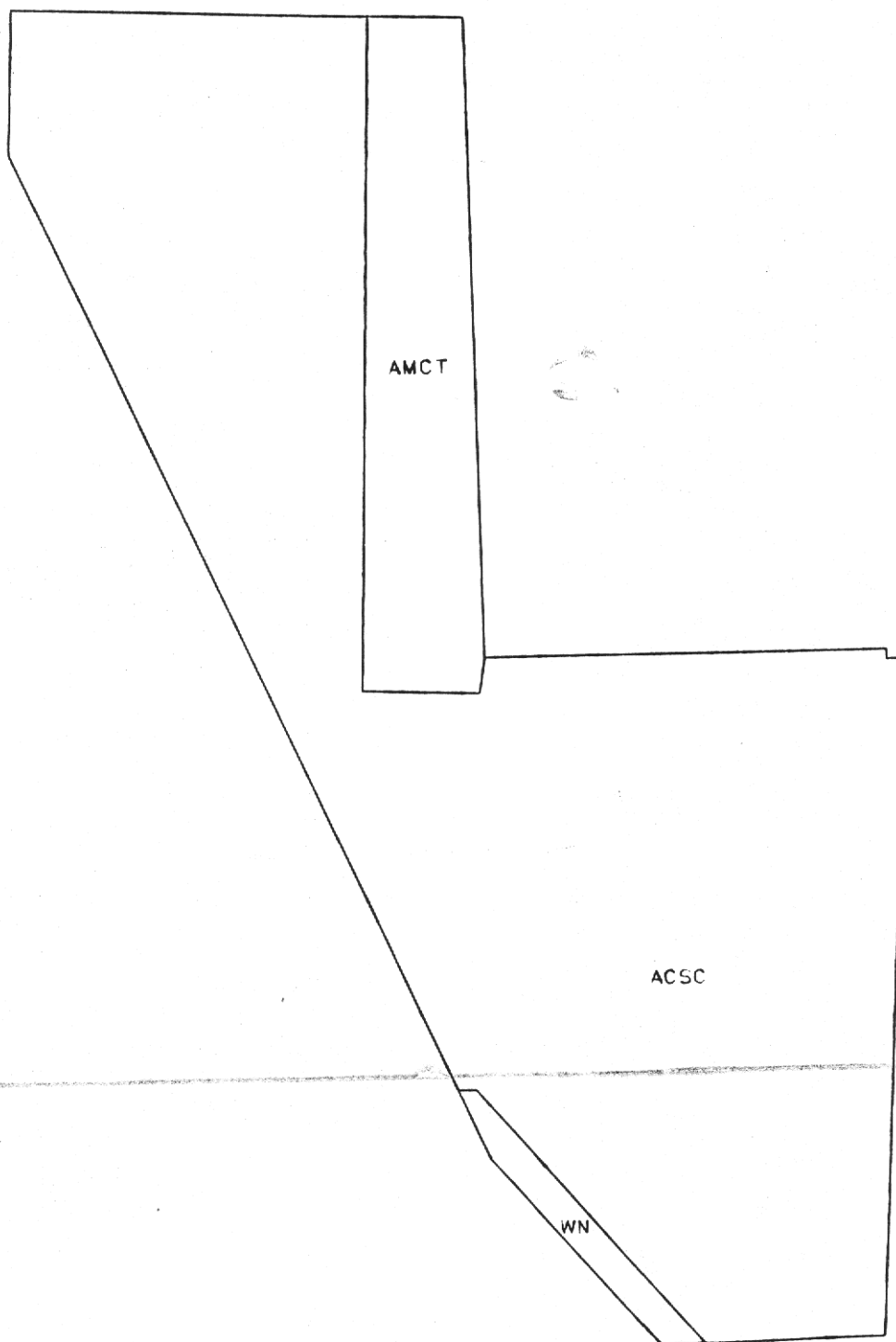
SFWM Land Use and Land Cover Maps
(Scale: 1:24,000)

BASIN I

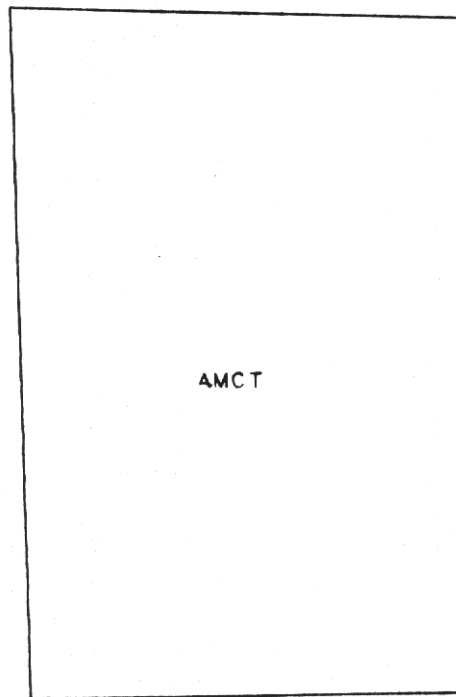


APIM

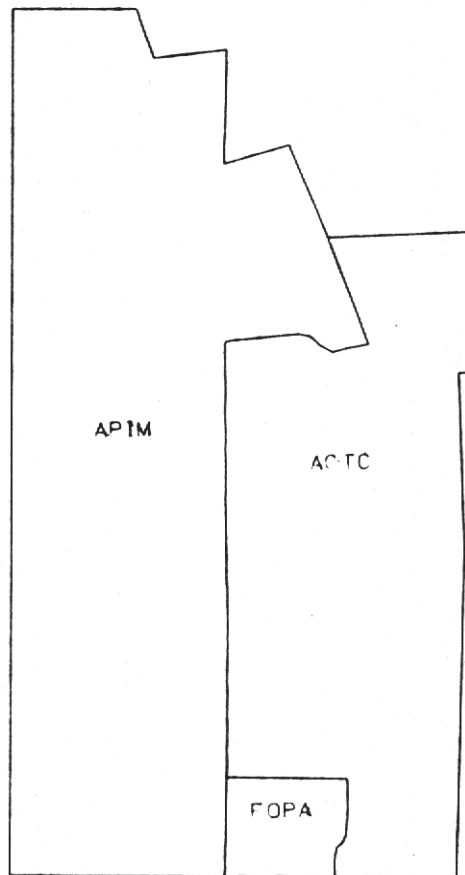
BASIN 2

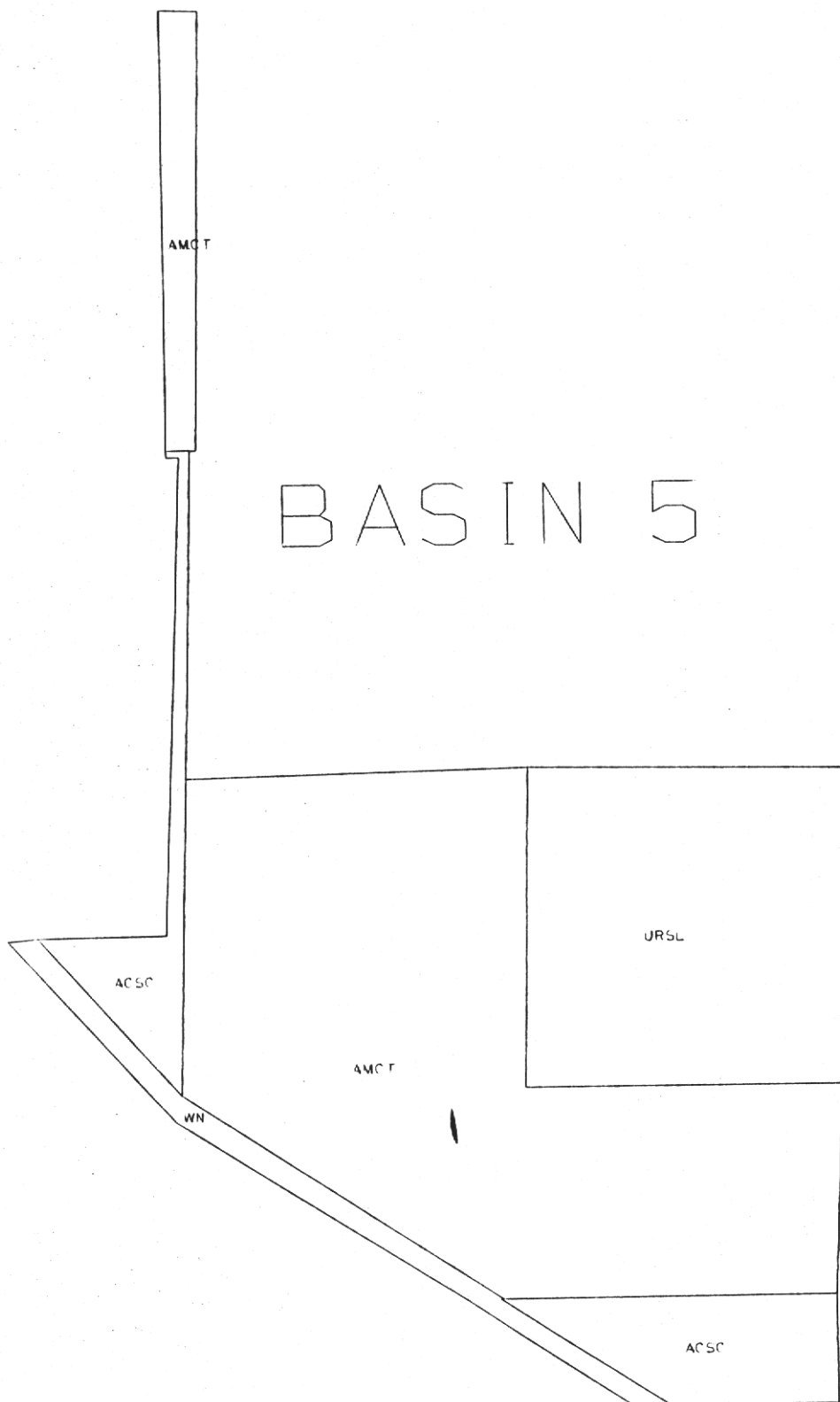


BASIN 3



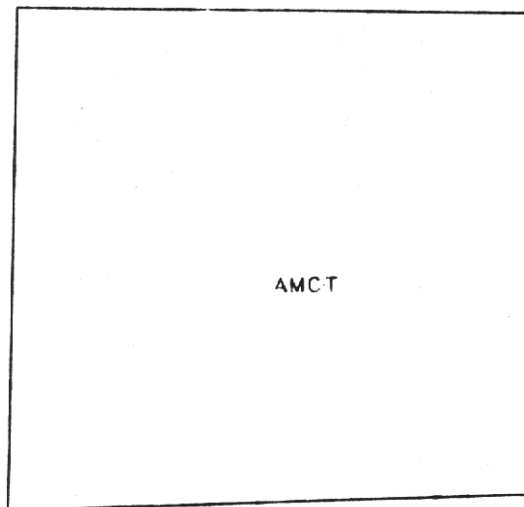
BASIN 4



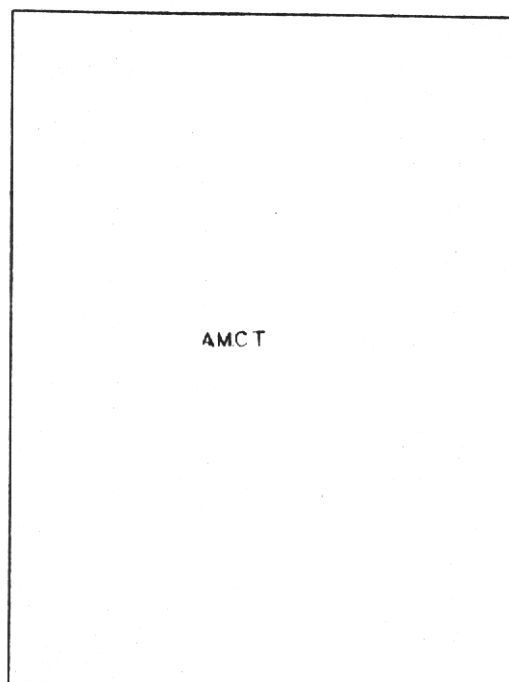


REDUCTION: 74%

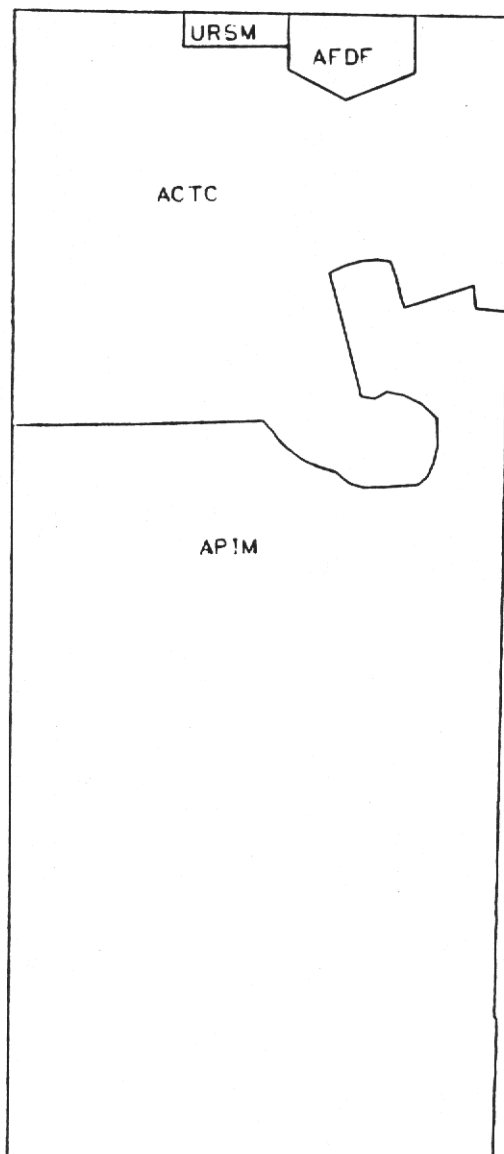
BASIN 6



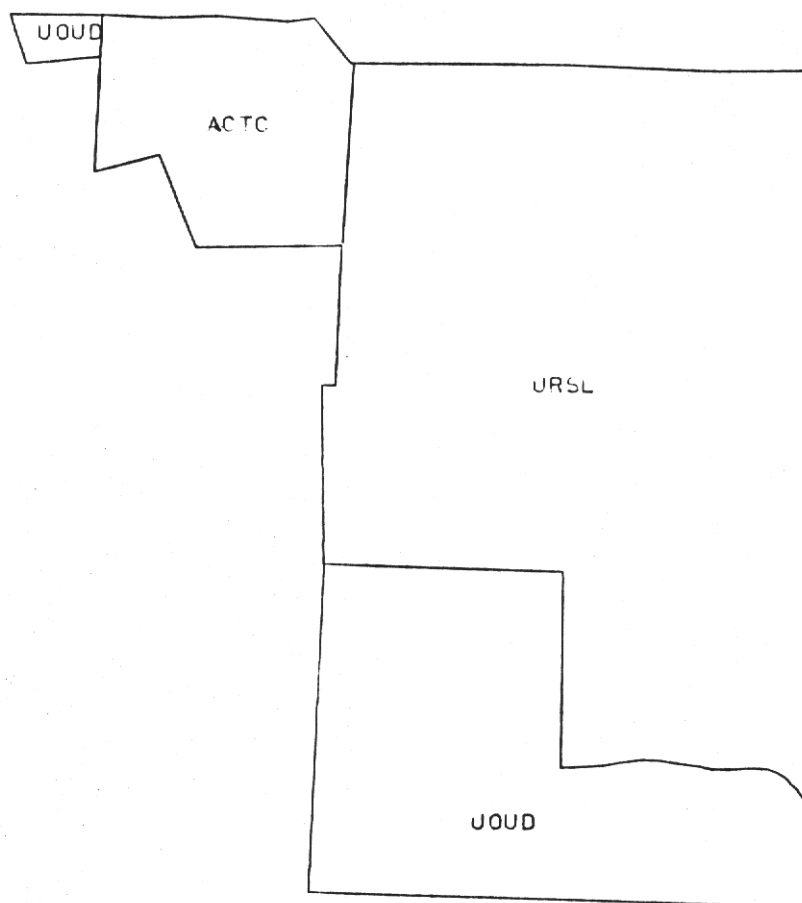
BASIN 7



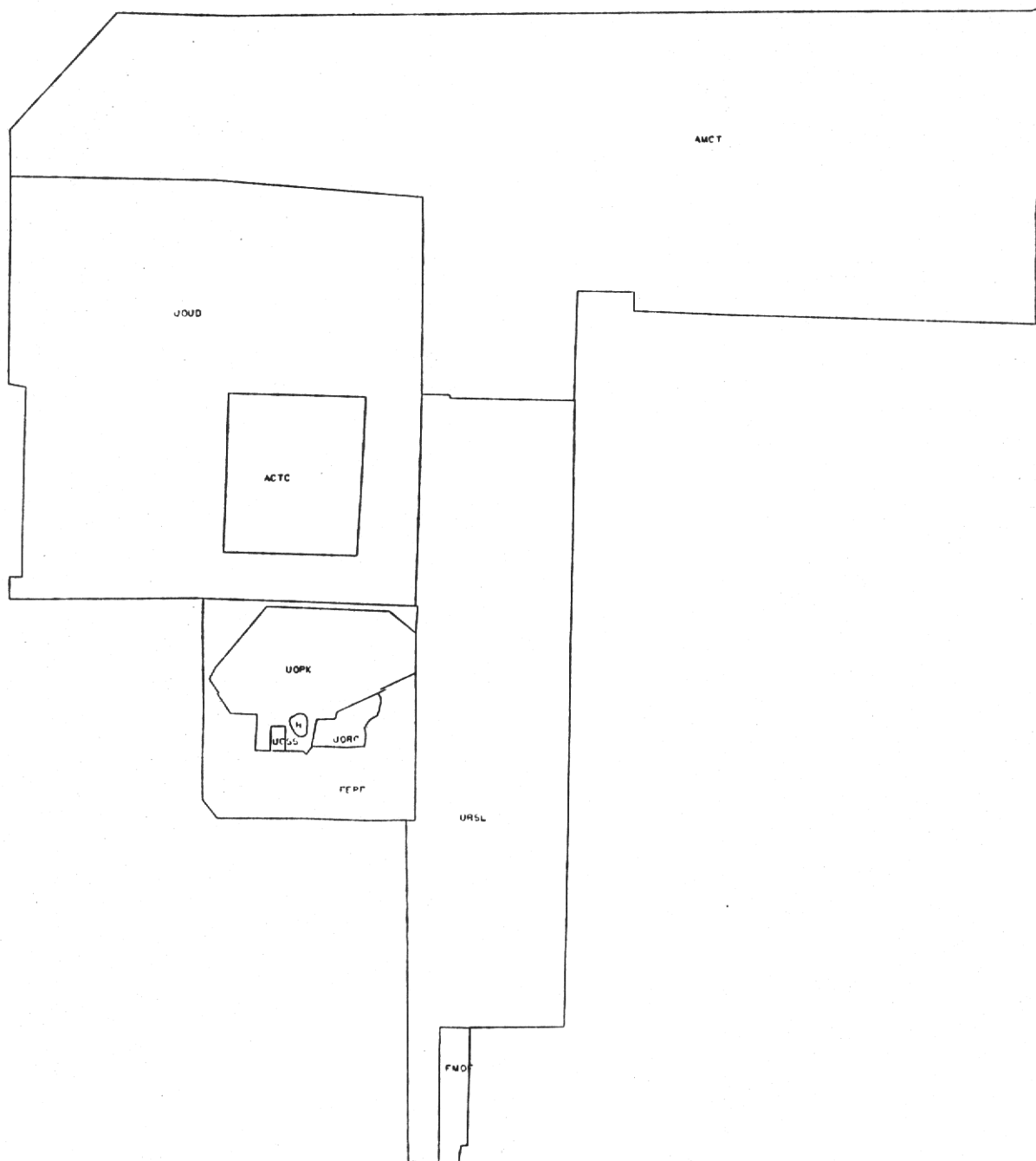
BASIN 8



BASIN 9

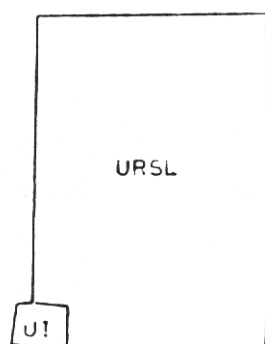


BASIN 10

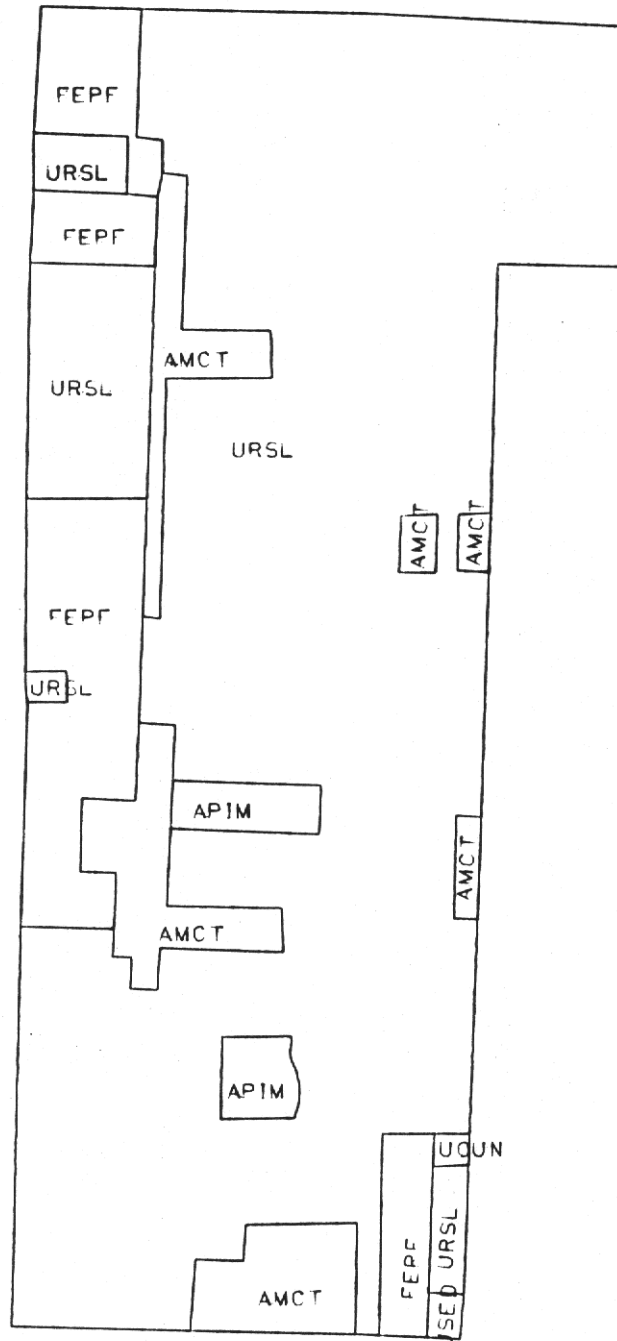


REDUCTION: 150%

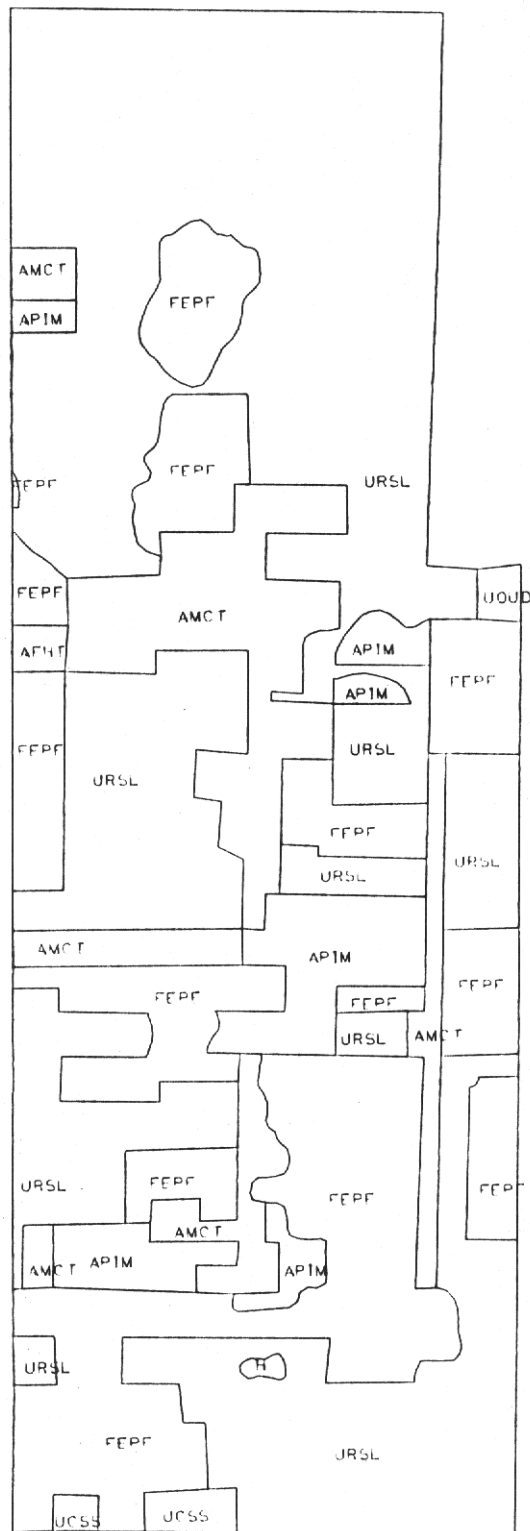
BASIN II



BASIN 12A

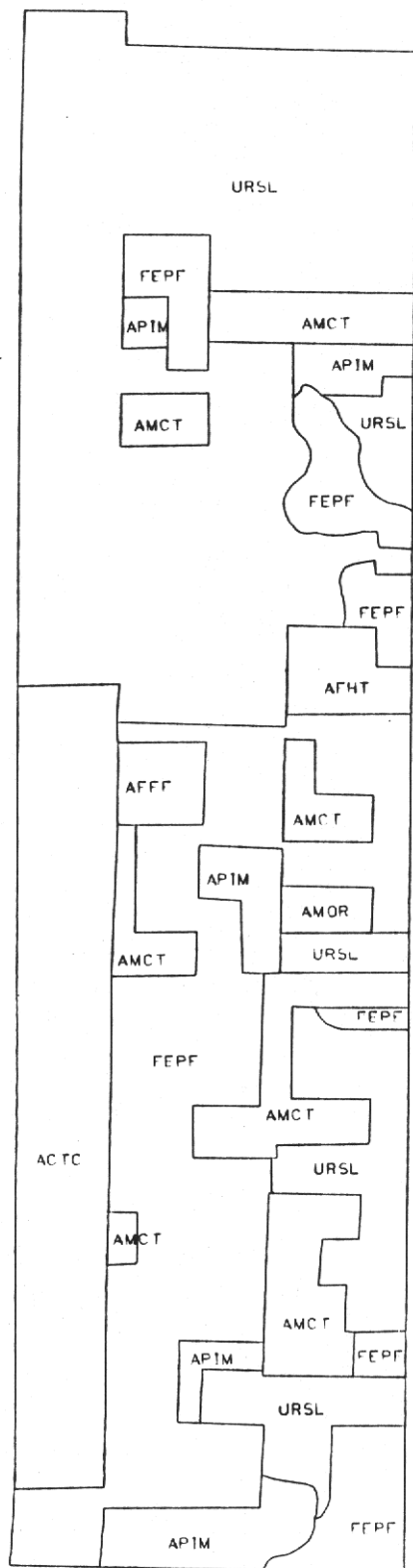


BASIN 12B



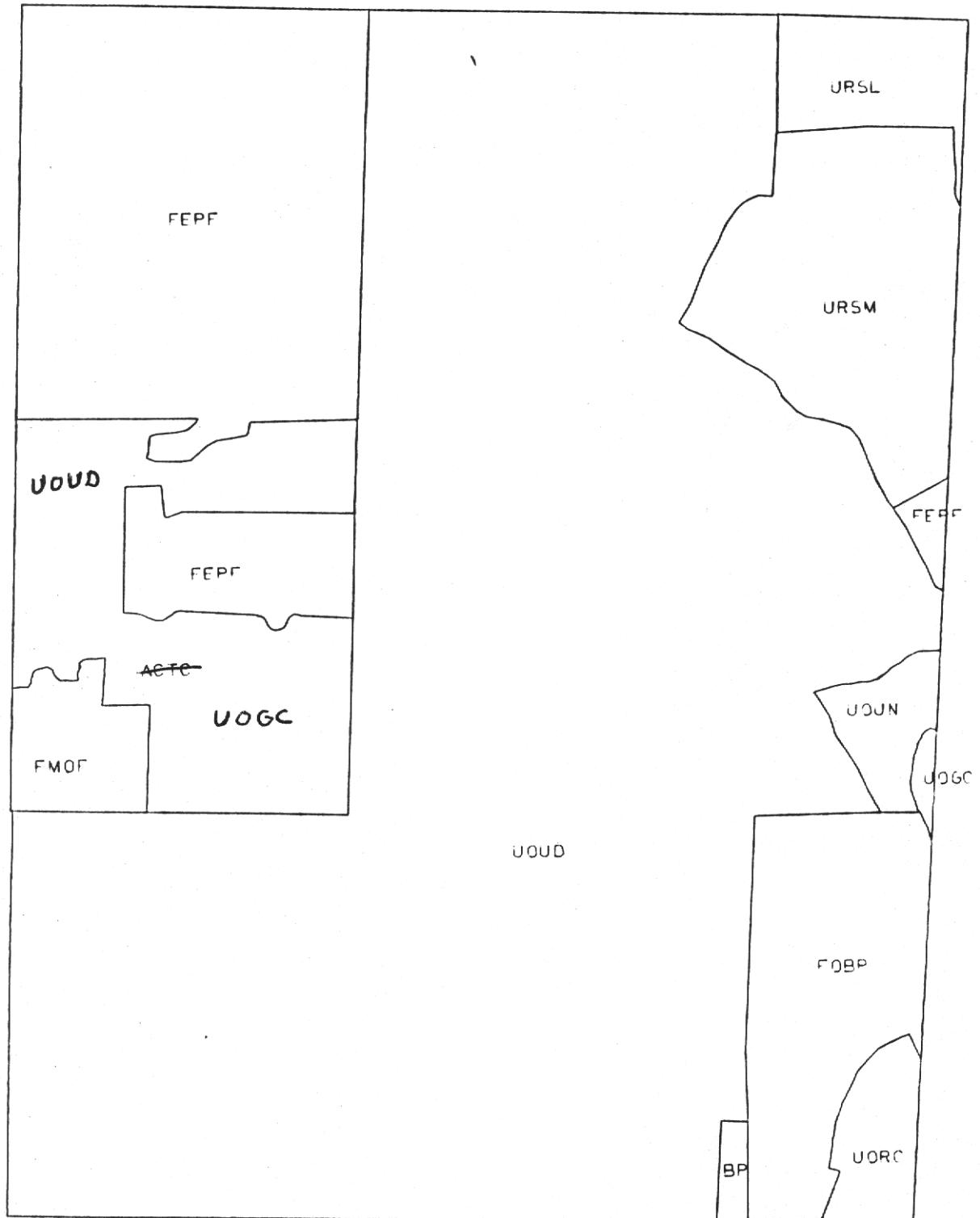
REDUCTION: 74%

BASIN 12C

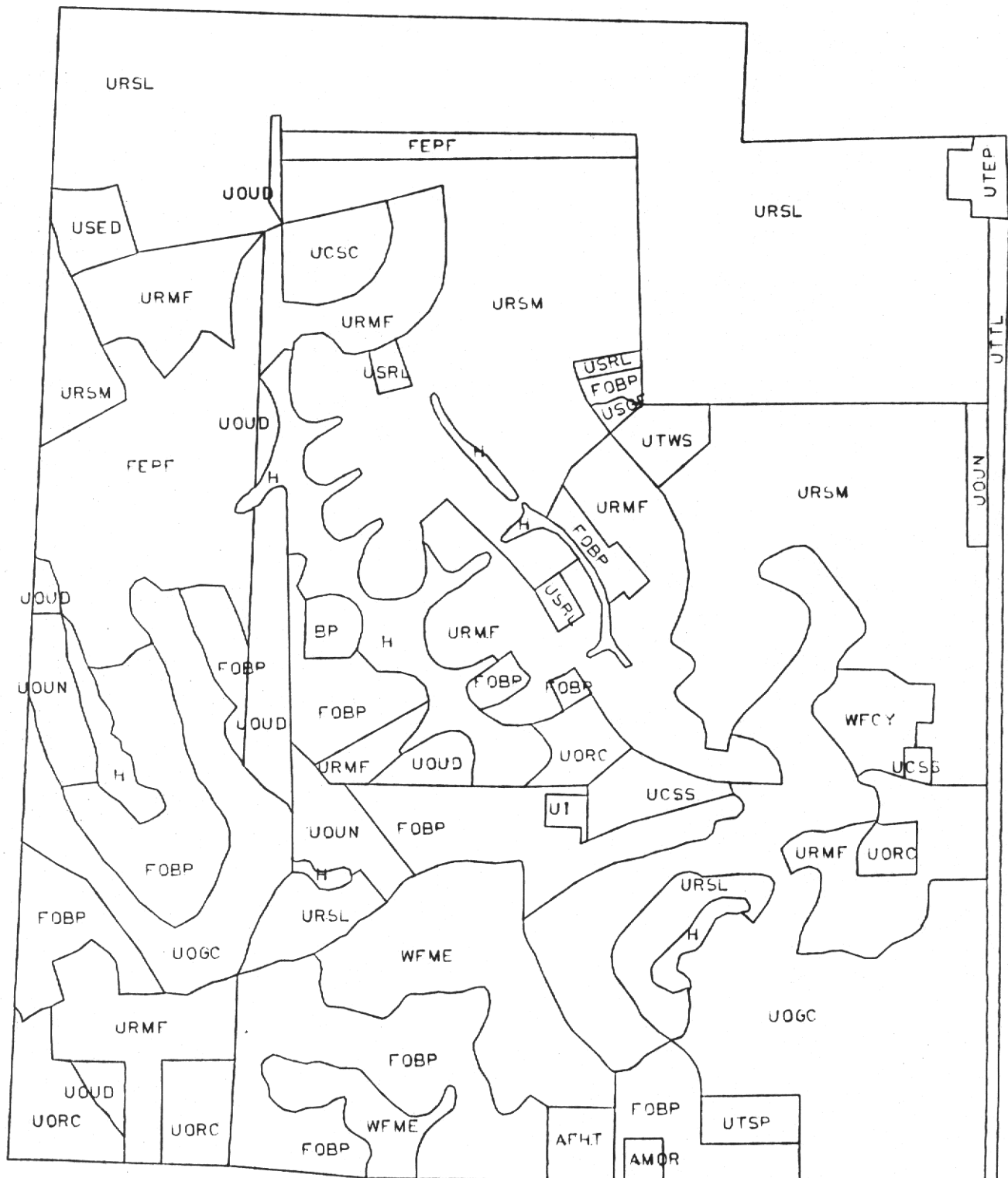


REDUCTION: 74%

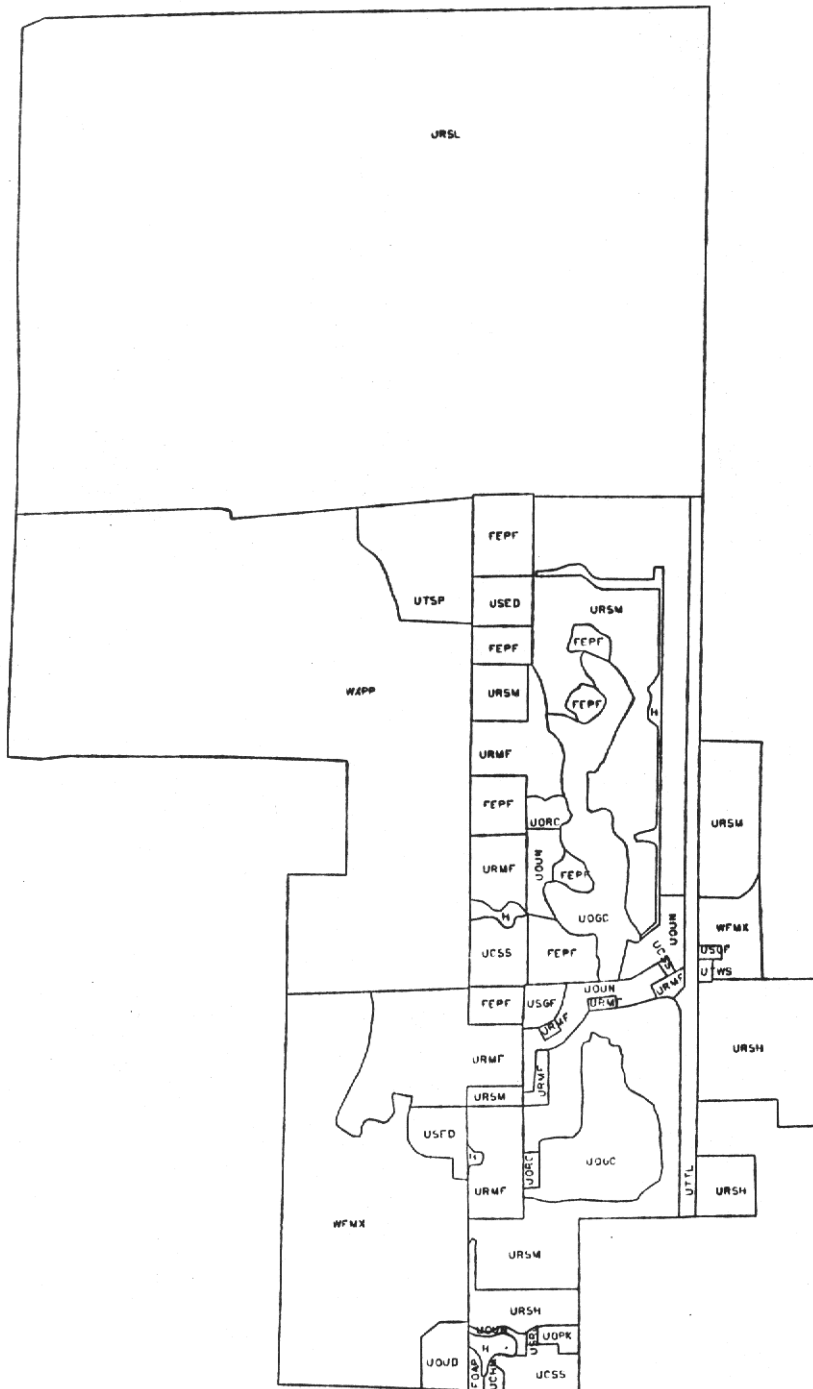
BASIN 13



BASIN 14

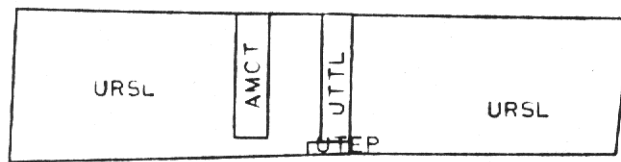


BASIN 15



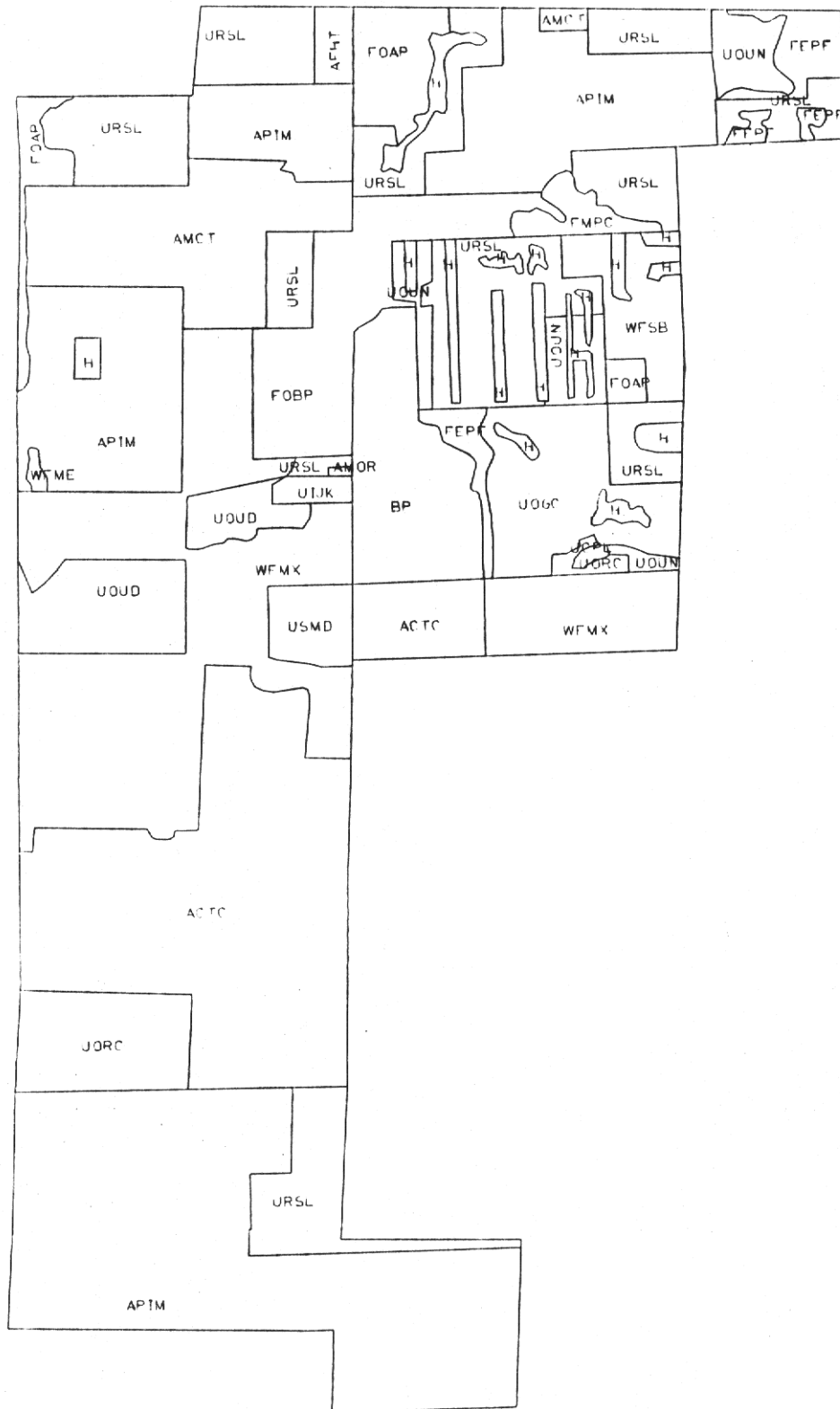
REDUCTION: 150%

BASIN 16



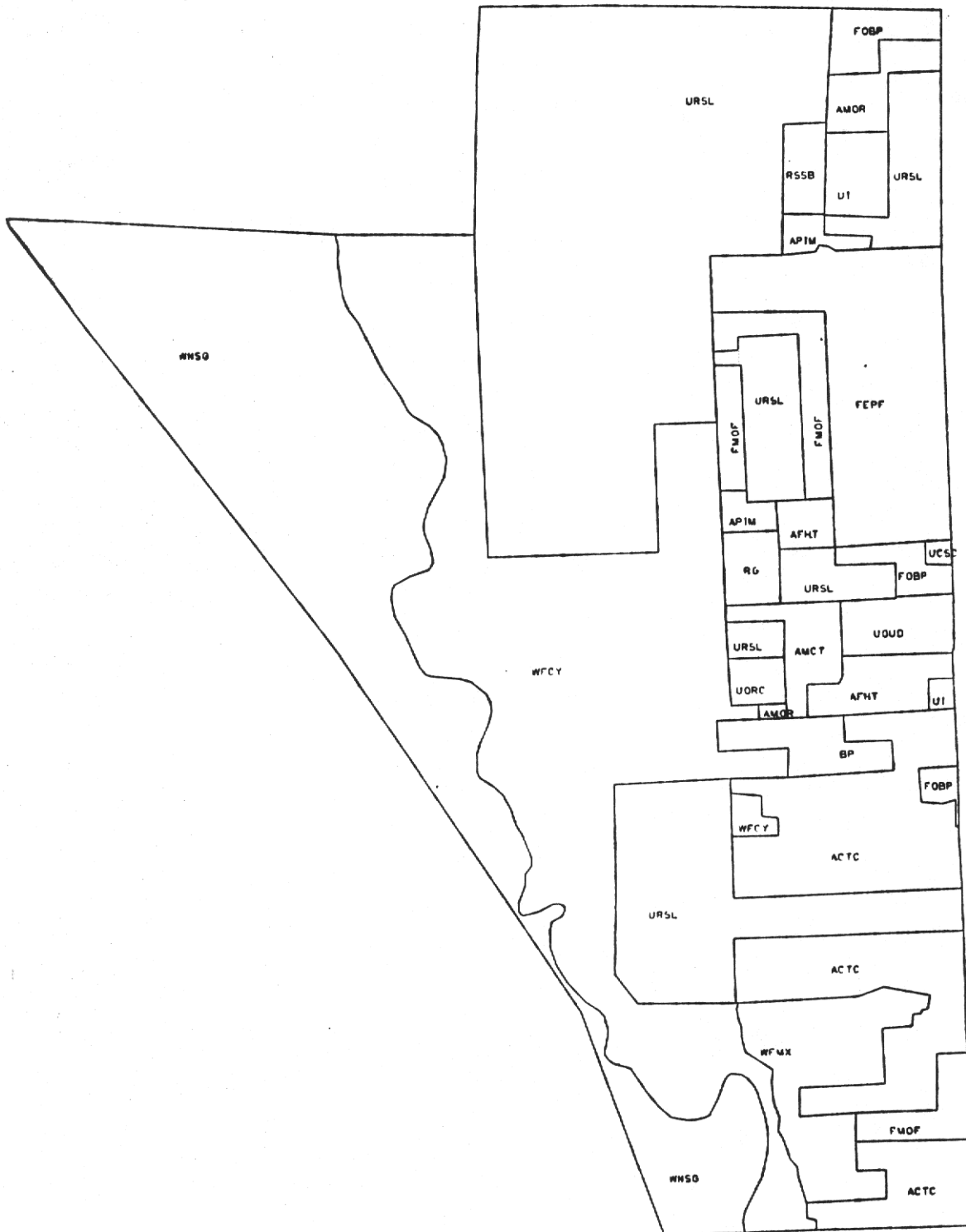
50

BAS IN 20



REDUCTION: 74%

BASIN 21



REDUCTION: 150%

APPENDIX: C

#02#PRInt FILE *V02.TS.C51.1.REP

TYPE	NUMBER	AREA
APIM	1	1268.
TOTAL	1	1268.

#02#PRInt FILE *V02.TS.C51.2.REP

TYPE	NUMBER	AREA
ACSC	1	1471.
AMCT	1	231.
WN	1	34.
TOTAL	3	1735.

#02#PRInt FILE *V02.TS.C51.3.REP

TYPE	NUMBER	AREA
AMCT	1	798.
TOTAL	1	798.

#02#PRInt FILE *V02.TS.C51.4.REP

TYPE	NUMBER	AREA
ACTC	1	337.
APIM	1	534.
FOPA	1	31.
TOTAL	3	902.

#02#PRInt FILE *V02.TS.C51.5.REP

TYPE	NUMBER	AREA
ACSC	2	286.
AMCT	2	1420.
URSL	1	628.
WN	1	108.
TOTAL	6	2442.

#02#PRInt FILE *V02.TS.C51.6.REP

TYPE	NUMBER	AREA
AMCT	1	673.
TOTAL	1	673.

#02#PRInt FILE *V02.TS.C51.7.REP

TYPE	NUMBER	AREA
AMCT	1	901.
TOTAL	1	901.

#02#PRInt FILE *V02.TS.C51.8.REP

TYPE	NUMBER	AREA
ACTC	1	475.
AFDF	1	24.
APIM	1	982.
URSM	1	9.
TOTAL	4	1490.

#02#PRInt FILE *V02.TS.C51.9.REP

TYPE	NUMBER	AREA
ACTC	1	131.
UOUD	2	312.
URSL	1	756.
TOTAL	4	1199.

#02#PRInt FILE *V02.TS.C51.10.REP

TYPE	NUMBER	AREA
ACTC	1	335.
AMCT	1	4078.
FEPF	1	374.
FMOF	1	60.
H	1	5.
UCSS	1	6.
UOPK	1	287.
UORC	1	33.
UOUD	1	2286.
URSL	1	1594.
TOTAL	10	9058.

#02#PRInt FILE *V02.TS.C51.11.REP

TYPE	NUMBER	AREA
UI	1	6.
URSL	1	202.
TOTAL	2	208.

#02#PRInt FILE *V02.TS.C51.12A.REP

TYPE	NUMBER	AREA
AMCT	6	149.
APIM	2	35.
FEPF	4	202.
UOUN	1	3.
URSL	5	1293.
USED	1	4.
TOTAL	19	1686.

#02#PRInt FILE *V02.TS.C51.12B.REP

TYPE	NUMBER	AREA
AFHT	1	12.
AMCT	6	409.
APIM	6	211.
FEPF	13	948.
H	1	4.
UCSS	2	27.
UOUD	1	11.
URSL	8	1897.
TOTAL	38	3520.

#02#PRInt FILE *V02.TS.C51.12C.REP

TYPE	NUMBER	AREA
ACTC	1	371.
AFFF	1	35.
AFHT	1	47.
AMCT	7	290.
AMOR	1	21.
APIM	5	157.
FEPF	7	774.
URSL	5	1235.
TOTAL	28	2928.

#02#PRInt FILE *V02.TS.C51.13.REP

TYPE	NUMBER	AREA
ACTC	1	360.
BP	1	12.
FEPF	3	700.
FMOF	1	71.
FOBP	1	233.
UOGC	1	7.
UORC	1	55.
UOUD	1	2705.
UOUN	1	46.
URSL	1	87.
URSM	1	280.
TOTAL	13	4557.

#02#PRInt FILE *V02.TS.C51.14.REP

TYPE	NUMBER	AREA
AFHT	1	22.
AMOR	1	7.
BP	1	14.
FEPF	2	276.
FOBP	11	611.
H	6	171.
UCSC	1	39.
UCSS	2	34.
UI	1	7.
UOGC	2	645.
UORC	4	120.
UOUD	6	96.
UOUN	3	86.
URMF	6	531.
URSL	3	919.
URSM	3	838.
USED	1	25.
USGF	1	4.
USRL	3	18.
UTEP	1	18.
UTSP	1	21.
UTTL	1	63.
UTWS	1	23.
WFCY	1	40.
WFME	2	200.
TOTAL	65	4829.

#02#PRInt FILE *V02.TS.C51.15.REP

TYPE	NUMBER	AREA
FEPP	9	235.
H	4	61.
UCHM	1	6.
UCSS	3	84.
UOGC	2	319.
UOPK	1	11.
UORC	2	22.
UOUN	5	154.
URMF	8	409.
URSH	3	283.
URSL	1	3933.
URSM	5	922.
USED	2	73.
USGF	2	21.
USRL	1	2.
UTSP	1	132.
UTTLL	1	121.
UTWS	1	4.
WFMX	2	694.
TOTAL	55	9080.

#02#PRInt FILE *V02.TS.C51.16.REP

TYPE	NUMBER	AREA
AMCT	1	11.
URSL	2	207.
UTEP	1	1.
UTTLL	1	10.
TOTAL	5	229.

#02#PRInt FILE *V02.TS.C51.17.REP

TYPE	NUMBER	AREA
AMCT	1	36.
AMOR	1	7.
FOAP	1	17.
H	3	18.
RG	1	82.
UCSS	3	28.
UOCM	1	41.
UOUN	1	10.
URSH	1	245.
URSL	1	41.
URSM	1	204.
UTTLL	1	31.
WFMX	3	828.
WXCP	1	2054.
TOTAL	20	3642

02#PRInt FILE *V02.TS.C51.20.REP

TYPE	NUMBER	AREA
FOAP	1	59.
WFME	1	4.
URSL	1	55.
H	16	91.
APIM	4	1,048.
AFHT	1	18.
URSL	2	126.
FOAP	1	32.
WFMX	1	474.
UOUD	1	89.
ACTC	1	526.
UORC	1	103.
URSL	1	86.
USMD	1	40.
ACTC	1	61.
WFMX	1	91.
UOUN	1	6.
UOGC	1	132.
URSL	1	28.
WFSB	1	68.
URSL	1	41.
URSL	1	28.
FEPF	3	43.
UOUN	1	31.
URSL	1	33.
AMCT	1	7.
FOBP	1	167.
AMCT	1	208.
URSL	2	33.
UIJK	1	13.
UOUD	1	33.
BP	1	157.
FEPF	1	21.
URSL	1	102.
UOUN	1	25.
FOAP	1	10.
FMPC	1	27.
UOUN	1	20.
AMOR	1	1.
UORC	1	8.
UCPL	1	3.

TOTAL	63	4147.

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TYPE	NUMBER	AREA
ACTC	3	803.
AFHT	2	120.
AMCT	1	80.
AMOR	2	76.
APIM	2	52.
BP	1	88.
FEPF	1	522.
FMOF	3	206.
FOBP	3	127.
RG	1	51.
RSSB	1	48.
UCSC	1	8.
UI	2	77.
UORC	1	32.
UOUD	1	81.
URSL	6	2620.
WFCY	2	1774.
WFMX	1	258.
WNSG	1	1672.
TOTAL	35	8696.

APPENDIX: D

S.F.W.M.D. LAND USE AND LAND COVER CLASSIFICATION CODE

LEVEL I	LEVEL II	LEVEL III
(U) Urban and built-up land		
(UR)	Residential	
	(URSL)	Single-family, Low Density (under 2 D.U./gross acre)
	(URSM)	Single-family, Medium Density (2 to 5 D.U./gross acre)
	(URSH)	Single-family, High Density (over 5 D.U./gross acre)
	(URMF)	Multi-family building
	(URMH)	Mobile homes
(UC)	Commercial and Services	
	(UCPL)	Parking lot
	(UCSC)	Shopping center
	(UCSS)	Sales and services
	(UCCE)	Cultural and Entertainment
	(UCMC)	Marine commercial (Marinas)
	(UCHM)	Hotel-Motel
(UI)	Industrial	
	(UIJK)	Junkyard
(US)	Institutional	
	(USED)	Educational
	(USMD)	Medical
	(USRL)	Religious
	(USMF)	Military
	(USCF)	Correctional
	(USGF)	Governmental (other than military or correctional)
	(USSS)	Social services (Elks, Moose, Eagles)

(UT) Transportation

(UTAP)	Airports
(UTAG)	Small grass airports
(UTRR)	Railroad yards and terminals
(UTPF)	Port facilities
(UTEP)	Electrical power facilities
(UTTLL)	Major transmission lines
(UTHW)	Major highway and rights-of-way
(UTWS)	Water supply plants
(UTSP)	Sewerage treatment plants
(UTSW)	Solid waste disposal
(UTRS)	Antenna arrays
(UTOG)	Oil and gas storage

(UO) Open and others

(UORC)	Recreational facilities
(UOGC)	Golf courses
(UOPK)	Parks
(UOCM)	Cemeteries
(UORV)	Recreational vehicle parks
(UOUD)	Open under development
(UOUN)	Open and undeveloped within urban area

(A) Agriculture

(AC) Cropland

(ACSC)	Sugar cane
(ACTC)	Truck crops
(ACRF)	Rice fields

(AP) Pasture

(APIM)	Improved pasture
(APUN)	Unimproved pasture

(AM) Groves, Ornamentals, Nurseries, Tropical fruits

(AMCT)	Citrus
(AMTF)	Tropical fruits
(AMSF)	Sod farms
(AMOR)	Ornamentals

(AF) Confined feeding operations

(AFFL)	Cattle feed lots
(AFDF)	Dairy farms
(AFFF)	Fish farms
(AFHT)	Horse training and stables
(AFPY)	Poultry

(R) Rangeland

(RG) Grassland

(RS) Scrub and brushland

(RSPP) Palmetto prairies
(RSSB) Brushland

(F) Forested uplands

(FE) Coniferous

(FEPF) Pine flatwoods
(FESP) Sand pine scrub
(FECF) Commercial forest (pine)

(FO) Non-coniferous

(FOAP) Australian pine
(FOBP) Brazilian pepper
(FOPA) Palms
(FOSO) Scrub oak
(FOOK) Oak
(FOCF) Commercial forest

(FM) Mixed forested

(FMTW) Temperate hardwoods
(FMCM) Cabbage palms/Melaleuca
(FMCO) Cabbage palms/Oaks
(FMPP) Pine/Melaleuca
(FMPO) Pine/Oak
(FMTH) Tropical hammocks
(FMOF) Old fields forested
(FMCD) Coastal dunes
(FMPC) Pine/Cabbage palms

(W) Wetlands

(WF) Forested fresh

- (WFCM) Cypress/Melaleuca
- (WFCY) Cypress
- (WFWL) Willow
- (WFME) Melaleuca
- (WFSB) Scrub and brushland
- (WFMX) Mixed forested

(WN) Non-forested fresh

- (WNSG) Sawgrass
- (WNCT) Cattail
- (WNBR) Bullrush
- (WNWC) Wire cordgrass
- (WNAG) Mixed aquatic grass
- (WNWL) Sloughs

(WS) Forested salt

- (WSRM) Red mangrove
- (WSBW) Black and White mangrove

(WM) Non-forested salt

(WX) Mixed forested and non-forested fresh

- (WXPP) Pine and wet prairies
- (WXCP) Cypress domes and wet prairies
- (WXHM) Hardwood marsh

(H) Water

(B) Barren land

- (BB) Beaches
- (BP) Extractive
 - (strip mines, quarries, and gravel pits)
- (BS) Spoil areas
- (BL) Levees